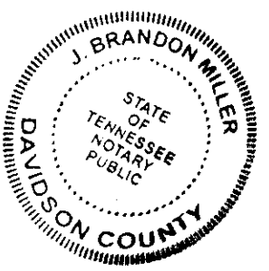
Davidson County DEEDWARR
Recvd: 12/06/07 08:14 2 pgs
Fees:13.00 Taxes:488.40

20071206-0141133

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $132,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of November, 2007.

Notary Public

My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kathleen Dungan	Taylor, Bean & Whitaker Mortgage Corp.	Map: 72-12
1928 Upland Drive	1417 North Magnolia Avenue	Parcel: 296
Nashville, TN 37216	Ocala, FL 34475	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BARBARA S. WILSON N/K/A BARBARA A. STEMMLER, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHLEEN DUNGAN, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Section Two, Burchwood Gardens, of record in Book 2900, page 66, as amended in Book 3184, page 169, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Barbara S. Wilson, unmarried, by deed from Martin Crum and wife Tanya Crum of record in Instrument 200209100109328, said Register's Office, dated August 29, 2002.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable, but not yet delinquent.

This is improved property known as 1928 Upland Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of November, 2007.

Barbara S. Wilson n/k/a
Barbara A. Stemmler

STATE OF FLORIDA
COUNTY OF SARASOTA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara S. Wilson n/k/a Barbara A. Stemmler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of November, 2007.

Notary Public

My Commission Expires: 6/14/2010

KOLLIN GOODWIN
Comm# DD0663845
Expires 6/14/2010
Florida Notary Assn., Inc