RETURN TO:
First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214
N15306

Warranty Deed

Davidson County DEEDWARR Recvd: 12/12/07 10:20 2 pgs Fees:13.00 Taxes:333.00 20071212-0143146	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $90,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of December, 2007. Notary Public My commission expires: 10-10-11

KEVIN SWINKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Leona Lynn Kerr	Wilson Bank & Trust	Map: 96-06
2817 Hastings Road	PO Box 768	Parcel: 67
Nashville, TN 37214	Lebanon, TN 37088-0768	

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, **CASSANDRA L. MCCLENDON, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEONA LYNN KERR, 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. 70 on the Map of Donelson Heights, as of record in Book 1424, page 35, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cassandra L. McClendon, unmarried by deed from Andrew Nolan Brown, married of record in Book 10967, page 808, said Register's Office, dated April 3, 1998.

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 2817 Hastings Road, Nashville, TN 37214.

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 3rd day of December, 2007.

Cassandra L. McClendon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cassandra L. McClendon, 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 3rd day of December, 2007.

Notary Public

My Commission Expires: November 22, 2010

