THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

MAP PARCEL NUMBERS
Map & Parcel No. 075-120B/10300co

Davidson County DEEDWARR
Recvd: 12/18/07 11:11 2 pgs
Fees:13.00 Taxes:610.50
20071218-0145145

WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of December, **2007**, by and between **Henry Seth McPhee and Loretta Sallinger, both unmarried**, party of the first part, and **Valerie W. Parrish, unmarried,** party of the second part,

WITNESSETH: That for and in consideration of **$165,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

LAND in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 37 on the Plan of Brookside Woods, Phase Two, Section Five, of record in Instrument No. 20011011-0110735, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Henry Seth McPhee, unmarried and Loretta Sallinger, unmarried, as joint tenants with rights of survivorship by deed from Michael G. Kotula, Jr., unmarried, of record in Book/Instrument No. 20060823-0104040 Register's Office, Davidson County, Tennessee, dated 8/18/06 and recorded 8/23/06.

The above referenced property is also known as 1068 Brookside Woods Boulevard, Hermitage, TN 37076.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 20011011-0110735; Restrictive Covenants and By-Laws of record in Book 10444, page 213; Book 11103, page 156; Book 11453, page 900 and Book 10444, page 230, and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Henry Seth McPhee

Loretta Sallinger

STATE OF NEVADA, COUNTY OF NYE

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Henry Seth McPhee and Loretta Sallinger, both unmarried** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 13TH day of December, **2007.**

My commission expires FEB 1, 2010

G W FAULKNER

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$165,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of December, **2007.**

NOTARY PUBLIC

My commission expires: FEB 1, 2010

Notary Public - State of Nevada
County of Nye
G.W. FAULKNER
My Appointment Expires
No: 02-73003-14 February 1, 2010

PROPERTY ADDRESS:
1068 Brookside Woods Boulevard
Hermitage, TN 37076

Name and address of new owner:
Valerie W. Parrish
1068 Brookside Woods Boulevard
Hermitage, TN 37076