Davidson County DEEDWARR
Recvd: 12/18/07 13:46 2 pgs
Fees:13.00 Taxes:599.40

20071218-0145304

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $162,000.00

Affiant

Subscribed and sworn to before me, this 11th day of December, 2007.

Notary Public
My commission expires:

15-0712-151311

Address of New Owner:	Send Tax Bills to:	Tax Information
Sara L. Waggoner 3605 Caledon Court Hermitage TN 37076	First American Real Estate Tax Service - Escrow Reporting 1 First American Way Westlake, TX 76262	087 01 0A 146.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Harry Q. Lee, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sara L. Waggoner, hereinafter called the Grantees, their successors 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. 73, on the Plan of Chesney Glen, Section Four, of record in Plat Book 9700, Page 844, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harry Q. Lee by deed from Maurice Eldridge and wife, Rolanda Eldridge, dated July 13, 2001, recorded Juny 24, 2001, of record in Instrument Number 20010724-0078626, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3605 Caledon Court, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 11th day of December, 2007.

Harry Q. Lee

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harry Q. Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Fort Worth, TX, this 11 day of December, 2007.

State of Texas at Large

My Commission expires
April 10, 2010

KAI NOY VANNARAJ
Notary Public
STATE OF TEXAS
My Comm. Exp. April 10, 2010

RETURN TO:
Advantage Title & Escrow
3325 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
3172
18b