Davidson County DEEDWARR
Recvd: 01/03/08 08:53 2 pgs
Fees:13.00 Taxes:281.20
20080103-0000448

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Autumn Owen and
Peggy Morgan
135 Brookecastle Drive
Hermitage, TN 37076

MORTGAGEE
Magna Bank
6525 Quail Hollow, Suite 300
Memphis, Tennessee 38120

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
075-08-0-A-033.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **CareRuth Thieband, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Autumn Owen, an unmarried woman and Peggy Morgan, an unmarried woman,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows:

Unit Number 135, in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, as of record in Book 6250, page 627 and amended in Book 6727, page 762, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Careruth Theiband, unmarried, by deed from Harry D. Bass, married of record in Book 20030813-0115740, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including a Charter for Homeowners Association of record in Book 6519, page 739 as amended in Book 7570, page 312 and Book 7866, page 374; subject to a Master Deed of record in Book 6519, page 747 and all other matters of record in Book 6727, page 762 as re-recorded in Book 6680, page 905, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **135 Brookcastle Drive 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 and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the

said land to the 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 our hands this 20th day of December, 2007.

CareRuth Thieband

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named CareRuth Thieband, unmarried, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 7-24-11

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$76,000.00.**

AFFIANT

Subscribed and sworn to before me this 20th day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 7-24-11

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.