Notary Seal present,
but could not be reproduced.

State of Tennessee
County of Davidson

Bill Garrett
Davidson County Register of Deeds

This actual consideration or value – whichever is greater- is **$ 115, 000.**

Affiant

Subscribed and sworn before me this the 9th day of **January, 2008**

Notary Public My Commission Expires: 3-20-10

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Laneeca S Cannon **1925 Gulf Breeze Place** **Madison, TN 37115**	**1925 Gulf Breeze Place** **Madison, TN 37115**	First Horizon Home Loans 1555 W. Walnut Hill Ln #200 Irving, TX 75038

Map 52-8-A Parcel 16CO

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

Lee S Bowles and Brenda L Winchester, A.K.A Brenda Winchester, Husband and Wife

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

Laneeca S Cannon, unmarried

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** COUNTY, TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Heron Walk Section1, Phase 1 of record in Plat Book 9700, Page 173, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lee S Bowles and Brenda L Winchester, A.K.A Brenda Winchester by deed from Cyrus Perrin and Cynthia D. Mongeau, dated June 30, 2005, of record in Instrument No. 20050721-0085184, Register's Office for Davidson County, Tennessee.

Subject any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 9700, page 173, Register's Office for said County.

Subject to any easements and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders

Davidson County DEEDWARR
Recvd: 01/14/08 16:11 2 pgs
Fees:13.00 Taxes:425.50
20080114-0004305

Executed this 9th day of January, 2008

Lee S Bowles

Brenda L Winchester, A.K.A Brenda Winchester

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Lee S Bowles and Brenda L Winchester, A.K.A Brenda Winchester** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that they executed this instrument for the purpose therein contained.

Witness my hand and official seal this **9th day** of **January, 2008.**

My Commission Expires:

3-20-10

Notary Public

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds