03

Realty Title Box 484

Warranty Deed

Davidson County DEEDWARR Recvd: 02/04/08 16:09 2 pgs Fees:13.00 Taxes:528.73 20080204-0011756	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $142,900.00. Affiant Subscribed and sworn to before me, this the 30th day of January, 2008. Notary Public My commission expires: 7/24/2012

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

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:
Marie Hornsby	Magna Bank	Map: 142-06-C
720 Albar Drive	P.O. Box17257	Parcel: 1.00CO
Nashville, TN 37221	Memphis, TN. 38187	

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, **EMILA M. HERRING, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIE HORNSBY, AN UNMARRIED WOMAN**, 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 Unit No. 57-A on the Site Plan of Doral Country Villa, Section Four, of record in Book 5050, page 61, said Register's Office, and as shown on the Master Deed in Book 5011, page 395, amended in Book 5157, page 254, and Instrument 200705040053687, made applicable to Section IV in Book 5157, page 252, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Emila M. Herring, unmarried by deed from Lee T. Stewart and Marcia G. Stewart, husband and wife of record in Instrument 200208290104968, said Register's Office, dated August 26, 2002.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 720 Albar Drive, Nashville, TN 37221.

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 30th day of January, 2008.

Emila M. Herring

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 Emila M. Herring, 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 30th day of January, 2008.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

