03

Realty Title
Box 484

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/11/08 12:13 2 pgs
Fees:13.00 Taxes:1350.50
20080211-0013718

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $367,000.00

Affiant

Subscribed and sworn to before me, this 5th day of February, 2008.

Notary Public
My commission expires: 2/22/09

03-0712-35148

Address of New Owner:	Send Tax Bills to:	Tax Information
Patrick Hemmerly	Regions Bank DBA Regions Mortg	142-16-0-A-121
1709 Nottingham Place	2050 Parkway Office Circle RCN 6	
Nashville TN 37221	Birmingham, AL 35244	

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, Ruby B. Margo, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patrick Hemmerly and wife, Theresa Hemmerly, 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. 121, on the Plan of Devon Park, Phase III, of record in Book 6900, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert E. Margo and wife, Ruby B. Margo by deed from S.R. Blanton Construction Company, Inc., dated 03/18/88, recorded 03/21/88, of record in Book 7495, Page 259, Register's Office for Davidson County, Tennessee. Robert E. Margo conveying his interest in subject property to Ruby B. Margo by quitclaim deed dated 01/13/99, recorded 01/26/99, of record in Book 11312, Page 762, Register's Office for Davidson County, Tennessee.

Robert E. Margo, husband of Ruby B. Margo, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

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 1709 Nottingham Place, 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 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 5th day of February, 2008.

Ruby B. Margo

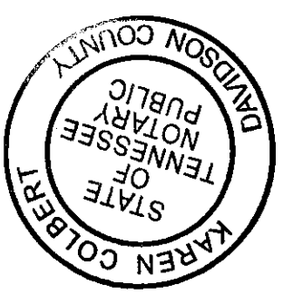
Robert E. Margo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruby B. Margo and Robert E. Margo, 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 Nashville, TN, this 5th day of February, 2008.

Karen Colbert
State of Tennessee at Large



My Commission expires: 7-24-2010