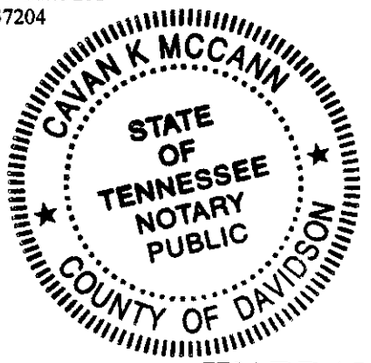
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $143,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of February, 2008.

Notary Public
My commission expires: 09/25/10

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Elizabeth L. Koerner 53 Fawn Creek Pass Nashville, TN 37214	New Owner	122-01-0-A-252.00CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Susan O'Connell Arterburn f/k/a Susan O'Connell and husband, Bradley Michael Arterburn, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elizabeth L. Koerner, an unmarried woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 27, as shown on Plan of Woodland Point, Phase III, as shown on Exhibit "C" of Declaration Covenants, Conditions & Restrictions of record in Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SUSAN O'CONNELL, unmarried, by deed from HAZEL J. DELANE, UNMARRIED, of record as Instrument No. 20060113-0005689, dated January 9, 2006, said Register's Office.

Subject to all Easements and Restrictions of record.

**The said Bradley Michael Arterburn joins in this conveyance in order to convey any marital interest that he may have in the property.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 53 Fawn Creek Pass, Nashville, TN 37214.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 22nd day of February, 2008.

Susan O'Connell Arterburn f/k/a Susan O'Connell by Rachael Alexander, her attorney-in-fact
Susan O'Connell Arterburn f/k/a Susan O'Connell
By Rachael Alexander, her Attorney-In-Fact

Bradley Michael Arterburn by Rachael Alexander, his attorney-in-fact
Bradley Michael Arterburn
By Rachael Alexander, his Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 02/27/08 11:35 2 pgs
Fees:13.00 Taxes:529.10
20080227-0019225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 2008, before me, the undersigned Notary Public in and for said County and State, personally appeared Rachael Alexander with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Susan O'Connell Arterburn f/k/a Susan O'Connell, by Specific Power of Attorney dated February 16, 2008, and who acknowledged that she executed the same as the free act and deed of Susan O'Connell Arterburn f/k/a Susan O'Connell.

Witness my hand and official seal this 22nd day of February, 2008.

My Commission Expires: 09/25/10

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 2008, before me, the undersigned Notary Public in and for said County and State, personally appeared Rachael Alexander with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bradley Michael Arterburn, by Specific Power of Attorney dated February 16, 2008, and who acknowledged that she executed the same as the free act and deed of Bradley Michael Arterburn.

Witness my hand and official seal this 22nd day of February, 2008.

My Commission Expires: 09/25/10

Notary Public

