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

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $119,900.00

Catherine Ragsdale
Affiant

Subscribed and sworn to before me, this 28 **day of** FEB., **2008.**

Notary Public
My commission expires:

AMANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 02/29/08 10:44 2 pgs
Fees:13.00 Taxes:443.63

20080229-0020082

03-0802-35247

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Strider Lear	New Owner	128-10-0-229
7806 Sawyer Brown Road		
Nashville TN 37221		

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, Maria C. Barnes, n/k/a Maria Christina Talero, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Strider Lear and wife, Nicole A. Lear, 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. 5B, Zone Lot Division of Lots 2-10, Clunan Heights, Section Two, of record in Book 6250, Page 27; amended in Book 6250, Page 362, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Maria C. Barnes, married, by deed from Mary Elizabeth King, unmarried, dated 11-21-01, recorded 11-26-01, in Instrument No. 20011126-0128577, Register's Office for Davidson County, Tennessee. Leslie Clarence Barnes and Maria Cristina Barnes were divorced by Final Decree of the Second Circuit Court for Davidson County, Tennessee, Docket No. 02D-990. Said Decree of record in Instrument No. 20030924-0141608, said Register's Office divests any interest out of Leslie Clarence Barnes and vests title solely in Maria Cristina Barnes.
>
> 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 7806 Sawyer Brown Road, 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 26th day of February, 2008.

Maria C. Barnes n/k/a Maria Cristina Talero

Maria C. Barnes n/k/a Maria
Cristina Talero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maria C. Barnes, n/k/a Maria Cristina Talero, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of February, 2008.

Diane K. Mann
State of Tennessee at Large

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

My Commission expires 02/22/09