Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 03/07/08 08:31 2 pgs
Fees:13.00 Taxes:369.63
20080307-0022959

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $99,900.00

Lynnette White Fults
Affiant

Subscribed and sworn to before me this 29th day of February, 2008.

Karen Seigman
Notary Public
My commission expires: 11/24/08

KAREN SEIGMAN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

15-0802-151364

Address of New Owner:	Send Tax Bills to:	Tax Information
Lynnette White Fults 3509 Seneca Forest Drive Nashville TN 37217	Maona Bank 6585 Quail Hollow Rd #300 Memphis TN 38120	136-10-0-B-025.00

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, Theresa McCoy, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lynnette White Fults, 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. 47, Unit 47-A, on the Plan of condominium site of Lots 15-20, 41-56 of Section Four, Priest Lake Forest, of record in Book 5200, Page 573, as amended in Book 5200, Page 574; and as described in the Master Deed of record in Book 5931, Page 645, Book 6106, Page 610; Book 6021, Page 101; Book 6145, Page 435; and Book 6199, Page 270, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Theresa McCoy by deed from Phillip W. Ellison and Tina H. Ellison, dated September 24, 1999, recorded October 1, 1999, of record in Book 11683, Page 891, Register's Office for Davidson County, Tennessee.

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.

Greg McDowell, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This property is improved property known as 3509 Seneca Forest Drive, Nashville, TN 37217

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 29th day of February, 2008.

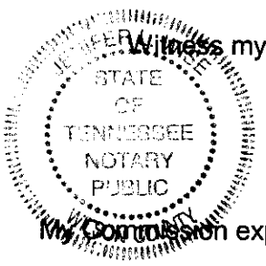
Theresa McCoy

Greg McDowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Theresa McCoy and Greg McDowell, 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 Hermitage, TN, this 29th day of February, 2008.



State of Tennessee at Large

My Commission expires: 05/03/2010