THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
Janice L. McCormack
2409 Andrews Place
Nashville, Tennessee 37216

Send Tax Bills To
Same.

Map-Parcel No.
073-05-0-191.00

Warranty Deed

For and in consideration of the sum of $ 13,281.38, the receipt of which is hereby acknowledged, Milford B. Pierce, a married man, and Janice L. McCormack, a single woman, Grantors, transfer and convey to Janice L. McCormack, a single woman, Grantee, a certain tract or parcel of land located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 30 Plan of Riverwood Terrace of Record in Book 1835, Page 134 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Milford B. Pierce, a married man, and Janice L. McCormack, a single woman, as joint tenants with the right of survivorship, by deed from Janice L. McCormack, a single woman , of record in Instrument 20070419-0046755, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2409 Andrews Place, Nashville, Tennessee 37216.

Willie N. Pierce, wife of Milford B. Pierce, for the consideration expressed herein, joins for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which she now has or may acquire in the future by virtue of her marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for any encumbrances of record.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantee, Grantee's heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Milford B. Pierce, Grantor

Janice L. McCormack, Grantor

Davidson County DEEDWARR
Recvd: 04/04/08 13:48 2 pgs
Fees:13.00 Taxes:49.14

20080404-0034432

Willie N. Pierce by Janice L. McCormack, A.I.F.
Willie N. Pierce, by Janice L. McCormack, Attorney in Fact,
Grantor

State of Tennessee
County of Sumner

Personally appeared before me, Milford B. Pierce, Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand, at office, on April 3, 2008.

Lisa J. Love
Notary Public
My commission expires: Sept. 9, 2010

LISA J. LOVE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

Personally appeared before me, Janice McCormack, Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand, at office, on April 3, 2008.

Lisa J. Love
Notary Public
My commission expires: Sept. 9, 2010

LISA J. LOVE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

Personally appeared before me, Janice L. McCormack, with whom I am personally acquainted, or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Willie N. Pierce, and who acknowledged that she executed the same as attorney-in-fact for Willie N. Pierce.
Witness my hand, at office, on April 3, 2008.

Lisa J. Love
Notary Public

My commission expires: Sept. 9, 2010

LISA J. LOVE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 13,281.38. Subscribed and sworn to before me on April 3, 2008.

Janice L. McCormack
Janice L. McCormack, Affiant
Lisa J. Love
Notary Public
My commission expires: Sept. 9, 2010

LISA J. LOVE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY