File No. 280400440

# WARRANTY DEED

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Debra L. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2008.

Kimie Perry
Notary Public

MY COMMISSION EXPIRES: 10-12-08
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Debra L. Taylor | Volunteer Trust Mortgage Corporation | 053-16-0-042.00 |
| (NAME) | (NAME) | |
| 107 Riner Drive | 301 S. Perimeter Park Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Nashville, TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

**Edward N. Pruitt and wife, Betty L. Pruitt,**

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

**Debra L. Taylor, an unmarried person,**

hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 24, Dupontonia Park, as shown by plat of record in Plat Book 2900, page 47, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Edward N. Pruitt and wife, Betty L. Pruitt by Deed dated September 14, 1961 from The Union Acceptance Corporation of record in Deed Book 3280, page 513, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved **X** property, known as 107 Riner Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), HER 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.

Davidson County DEEDWARR
Recvd: 04/29/08 09:13 3 pgs
Fees:18.00 Taxes:429.20
20080429-0043468

Witness my/our hands this 25th day of April, 2008.

Edward N. Pruitt

Betty L. Pruitt

STATE OF TENNESSEE

COUNTY OF WILSON

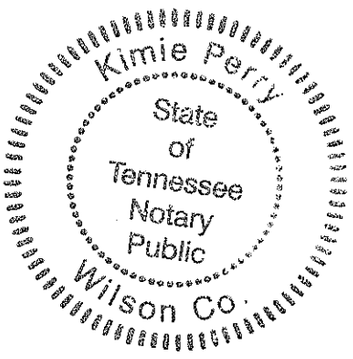
Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Edward N. Pruitt and wife, Betty L. Pruitt the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of April, 2008.

Commission expires:

10-12-08

Notary Public




**File Number: 280400440**

**RETURN TO:**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

**CERTIFICATE OF AUTHENTICITY**

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, Wendy L. Locke, a notary public for this county and state Tennessee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.

My Commission Expires: 6-27-2011

280301243