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Realty Title 48-A

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

Davidson County DEEDWARR
Recvd: 05/05/08 15:08 2 pgs
Fees:13.00 Taxes:721.50
20080505-0046266

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2008.

Notary Public
My commission expires: 02/22/09

03-0804-35396

Address of New Owner:	Send Tax Bills to:	Tax Information
Carmen Ferreira	Magna Bank	142-09-0-F-529.00CO
529 General George Patton Road	P. O. Box 17257	
Nashville TN 37221	Memphis, TN 38187-0257	

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, Marie Hornsby, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carmen Ferreira, 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 Unit No. 529 together with carport designated 529-C on the Plan of River Plantation, Section VIII, Phase II, a condominium, of record in Book 6900, Pages 514-517, amended in Book 6900, Pages 654-657, and as shown on the Master Deed in Book 7417, Page 396, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marie L. Hornsby, married, by deed from John H. Barksdale and wife, Charlene Barksdale, dated 7-3-98, recorded 7-6-98, of record in Book 11006, Page 660, Register's Office for Davidson County, Tennessee. Being further conveyed to Marie Hornsby, an unmarried woman by quitclaim deed from James A. Hornsby, an unmarried man, dated 9-17-02, recorded 9-26-02, of record in Instrument No. 20020926-0117224, 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.

This property is improved property known as 529 General George Patton 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 30th day of April, 2008.

Marie Hornsby

Marie Hornsby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marie Hornsby, 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 30th day of April, 2008.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09