Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Tonya R. Waller
2010 Cliffview Dr
Kingston Springs TN 37082

SEND TAX BILL TO:
Owner

MORTGAGEE:
Cadence Bank, N.A.
93 Seaboard Lane
Brentwood, TN 37027

MAP 82-3
GROUP
PARCEL 42

Davidson County DEEDWARR
Recvd: 05/07/08 09:04 2 pgs
Fees:13.00 Taxes:283.05
20080507-0046927

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Wendell Pendleton, Michael Pendleton and Ricky Gooch, Heirs at Law of Thelma Gooch-Cross,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Tonya R. Waller**, hereinafter called the GRANTEE, her heirs 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. 100 on the Map of Sharpe and Horn's Second Addition, of record in Plat Book 161, page 53, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Cross and Thelma Gooch by deed from Thelma Lewis Gooch, unmarreid dated May 18, 2000 of record in Instrument no. 20000525-0052344, Register's Office for Davidson County, Tennessee. Charles Cross predeceased Thelma Gooch (aka Thelma Gooch-Cross). Thelma Gooch-Cross having since died, property vests in the heirs at law of Thelma Gooch-Cross being Wendell Pendleton, Michael Pendleton and Ricky Gooch.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **1119 Joseph Avenue, Nashville, Tennessee 37207.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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.

WITNESS our hands this the **30th** day of **April, 2008.**

Wendell Pendleton

Michael Pendleton

Ricky Gooch by Wendell Pendleton, Attorney in fact

AIF

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Wendell Pendleton and Michael Pendleton**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of April, 2008.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Wendell Pendleton as the Attorney in fact for Ricky Gooch and that as said Attorney in fact he executed the within Warrant Deed for the purposes therein contained by signing the name of Ricky Gooch as his free act and deed.

My Commission Expires: 5/23/09

Notary Public

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is $76,500.00.

AFFIANT

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

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009