Davidson County DEEDWARR
Recvd: 05/19/08 15:16 2 pgs
Fees:13.00 Taxes:619.75

20080519-0051438

WARRANTY DEED

ET-08-0820

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-31-11
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances B. Lunsford	MAGNA BANK	
1801 Brookmeadow Lane	P.O. BOX 17257	64-16-D-32.00 CO
Hermitage, TN 37076	MEMPHIS, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KAREN L. WELSH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRANCES B. LUNSFORD, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 241, TRUXTON PARK, SECTION ONE, as shown on plat of record in Instrument No. 20001026-0106272, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Karen L. Welsh, unmarried by Warranty Deed from Kellis A. Schmidhammer, unmarried, recorded on the 2nd day of December, 2004 in Instrument No. 20041202-0143971, in the Register's Office of Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Instrument No. 20001026-0106272; Instrument No. 20001011-0100896; Instrument No. 20001030-0107559; Instrument No. 20010522-0052910; Instrument No. 20001101-0108604; Instrument No. 20001101-0108603; Instrument No. 20050311-0027268; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1801 Brookmeadow Lane, Hermitage, Tennessee 37076
(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), their 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), 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/our hand(s) this 8th day of May, 2008.

Karen L. Welsh

STATE OF Tennessee
COUNTY OF Wilson

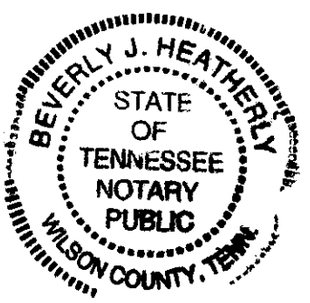
On this the 8th day of May, 2008, before me personally appeared Karen L. Welsh, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of May, 2008.

Beverly J. Heatherly

Notary Public

My Commission Expires: 09-17-11



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520