THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO:
First Horizon Home Loans
2525 West End Ave., S-400
Nashville, TN 37203

MAP PARCEL NUMBERS
Map & Parcel No. 95.02-0-18.00

Davidson County DEEDWARR
Recvd: 05/21/08 13:32 2 pgs
Fees:13.00 Taxes:477.30
20080521-0052196

WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of May, 2008, by and between **Rusty R. Mayo and Penelope Ann Mayo, husband and wife**, party of the first part, and **Mary Catherine Neeley**, party of the second part,

WITNESSETH: That for and in consideration of **$129,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 43 on the Map of Donelson Hills Subdivision, as of record in Book 2331, pages 22 and 23, Register's Office for Davidson County, Tennessee.

SAID Lot No. 43 fronts 70 feet on the northerly side of June Drive and runs back 192.8 feet on the westerly line and 201.9 feet on the easterly line to a dead line in the rear, measuring 70.7 feet thereon.

BEING the same property conveyed to Rusty R. Mayo and Penelope Ann Mayo, husband and wife from The Estate of Lavergne Manly McIntyre, Susan McIntyre-Jungling, Executrix by deed of record in Book Instrument No. 20060413-0042739, Register's Office, Davidson County, Tennessee, dated 04/05/06 and recorded 04/13/06.

The above referenced property is also known as 2136 June Drive, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 2331, pages 22 a//nd 23; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Rusty R. Mayo

Penelope Ann Mayo

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rusty R. Mayo and Penelope Ann Mayo, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 16th day of May, 2008.

My commission expires 3-7-11

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$129,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary Catherine Neeley
Affiant

Subscribed and sworn to before me this 16th day of May, 2008.

NOTARY PUBLIC

My commission expires: 3-7-11

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

PROPERTY ADDRESS:
2136 June Drive
Nashville, TN 37214

Name & address of new owner:
Mary Catherine Neeley
2136 June Dr.
Nashville, TN 37214