THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 07/01/08 09:30 2 pg
Fees:13.00 Taxes:777.00
20080701-0067537

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Amanda L. McComb 206 Rising Sun Lane Old Hickory, TN 37138	First Tennessee Home Loans, 100 Bluegrass Commons, S-100 Hendersonville, TN 37075	54-13-118

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brenda K. Clemmer, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda L. McComb, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Number 106, on the Plan of Brandywine Farms, Section Two, of record in Book 3700, Page 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William N. Clemmer and wife, Brenda K. Clemmer by Deed, dated July 8, 1975 of record in Book 4930, Page 896, Register's Office for Davidson County, Tennessee.

William N. Clemmer having since died on December 12, 1985 in Davidson County, Tennessee.

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

This is improved property known as: 206 Rising Sun Lane Old Hickory, TN 37138

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 and assigns, forever; and we do covenant with the said GRANTEES 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 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 OUR HANDS THIS 27th day of June, 2008

Brenda K. Clemmer

Brenda K. Clemmer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Brenda K. Clemmer, unmarried

with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 27th day of June, 2008

K. J. Losh
Notary Public

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN

My Commission expires July 18, 2011

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of June, 2008

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN

My Commission Expires July 18, 2011

K. J. Losh
Notary Public