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

SEND TAX BILLS TO:
Vision Mortgage Professionals
155 Legends Dr. Step
LEBANON TN 37087

Davidson County	DEEDWARR
Recvd: 07/24/08 14:18	3 pgs
Fees:18.00 Taxes:481.00	
20080724-0076033	

MAP PARCEL NUMBERS
Map & Parcel No. 151-10-0A-34.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 21st day of July, **2008**, by and between **Christopher L. Banks and Dana C. Banks, husband and wife**, party of the first part, and **Yvetta Hardy**, an unmarried woman, party of the second part,

WITNESSETH: That for and in consideration of **$130,000.00** 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 Antioch County of Davidson, State of Tennessee:

Being Lot No. 34, Phase One, Villages of Long Hunter, as shown of record in Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Christopher L. Banks and wife, Dana C. Banks by deed from Ole South Properties, Inc., of record in Instrument No. 20020605-0068089, Register's Office, Davidson County, Tennessee, dated 04/31/02 and recorded 05/05/02.

The above referenced property is also known as 7525 West Winchester Drive, Antioch, Tennessee 37013.

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 Instrument Number 20010123-0006894; Declarations of Covenants, Conditions and Restrictions of record in Instrument No. 20010331-0056382; Easements of record in Instrument No. 20000906-0088271, Instrument No. 20000906-0088272, Book No. 1101, page 457, Book No. 1115, page 302, Book No. 8197, page 288, Book No. 8358, page 91, Book No. 8358, page 94, Book No. 9691, page 919, Book No. 2338, page 466, Book No. 4446, page 423; all HOA matters of record in Instrument No. 20010531-0056383 and Instrument No. 20010531-0056381; and 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.

Christopher L. Banks by Billy Studstill his attorney in fact
Christopher L. Banks

Dana C. Banks by Billy Studstill his attorney in fact
Dana C. Banks

STATE OF TENNESSEE, COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, **Billy Studstill,** with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for **Christopher L. Banks and wife, Dana C. Banks,** under a power of attorney recorded simultaneously herewith, and is authorized by **Christopher L. Banks and wife, Dana C. Banks** to execute this instrument on behalf of **Christopher L. Banks and wife, Dana C. Banks**, as their attorney in fact.

Witness my hand at office this 21st day of July, 2008.

My commission expires 7/24/10

Edward B Baldwin
Notary Public

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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, **$130,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of July, **2008**.

Edward B Baldwin
NOTARY PUBLIC

My commission expires: 7/24/10

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS:
7525 West Winchester Drive
Antioch, TN 37013

Name and address of new owner:
Yvetta Denise Hardy
7525 West Winchester Drive
Antioch, TN 37013

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

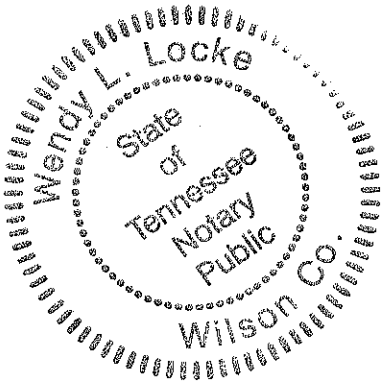
COUNTY OF Wilson

Personally appeared before me, Wendy Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 6-27-2011



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