Box 13

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 08/05/08 09:35 2 pg
Fees:13.00 Taxes:758.50
20080805-0080459

W & I Ref:(__gj___) Title No: 49105
Dav. Co. File: Box 8

File # 14421

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
LaTrece McAdoo 1413 Stoner Ridge Hermitage Tn 37076	Owner

TAX MAP-PARCEL NUMBERS: 075110A09400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John DeFoor and spouse, La Cretia J. DeFoor**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto LaTrece McAdoo hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Phase Three, Hermitage Meadows of record in Book 9700, page 984, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John DeFoor and wife, La Cretia J. DeFoor by deed from Frank Batson Homes, Inc., dated September 6, 2002 and recorded on September 10, 2002 of record in Doc. No. 20020910-0109815, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 970, Page 984, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 10337, page 102, amended in Doc. No. 200003130025560, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1413 Stoner Ridge aka 1413 Stoner Valley, Hermitage, Tennessee 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26 day of March, 2008.

John DeFoor

La Cretia J. DeFoor

State of TX
County of Ector

On this 26, March, 2008, before me the undersigned authority, personally appeared John DeFoor and La Cretia J. DeFoor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 6-3-2010

Sarai C. Casias
Notary

SARAI C. CASIAS
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 6-3-2010

State of TN
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $ 205,000.00.

Affiant

Sworn and subscribed before me this the 24th day of July, 2008

Notary Public

My Commission Expires: _____

Maryanna Gould
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES:
RUTHERFORD COUNTY