Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Elizabeth A. Davis
Affiant

Subscribed and sworn to before me, this 28TH DAY OF AUGUST, 2008.

Connie Hooper
Notary Public

MY COMMISSION EXPIRES: 2-24-12

(AFFIX SEAL)

CONNIE HOOPER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
211 Donelson Pike Suite 213
Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Kilgore, an unmarried man	Magna Bank (NAME)	052-13-0-B
2610 River Meade Way (ADDRESS)	P.O. Box 1257 (ADDRESS)	354.00CO
Nashville TN 37214 (CITY) (STATE) (ZIP)	Memphis TN 38187 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Leah C. Schaefer N.K.A. Leah Schaefer Bennett, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James Kilgore, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT 34 ON THE PLAN OF RIVER GLEN PHASE 7, OF RECORD IN INSTRUMENT NUMBER 20040212-0016958 AND A PART OF THE HORIZONTAL PROPERTY REGIEME OF RIVER GLEN, A HORIZONTAL PROPERTY REGIEME CREATED UNDER A MASTER DEED AND BYLAWS OF RECORD IN BOOK 7566, PAGE 571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RIVER GLEN PHASE 7 IS SUBMITTED BY DECLARATION OF SUBMISSION OF RECORD AS INSTRUMENT NUMBER 20040713-0083147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVYED TO LEAH C. SCHAEFER, UNMARRIED BY DEED FROM NVR, INC. T/A FOX RIDGE HOMES DATED OCTOBER 13, 2004 AND RECORDED ON OCTOBER 27, 2004, IN INSTRUMENT NO. 20041027-0129213 SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SUBJECT PROPERTY IS NEITHER THE PRINCIPAL RESIDENCE OF GRANTOR, NOR HER SPOUSE OR ANY DEPENDENTS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2610 River Meade Way, Nashville, TN 37214
(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 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 my/our hand(s) this 28th day of August, 2008.

Leah Schaefer Bennett

Davidson County DEEDWARR
Recvd: 09/03/08 13:40 2 pgs
Fees:13.00 Taxes:429.20

20080903-0090261

WARRANTY DEED
(Continued)

Leah C. Schaefer

STATE OF Tennessee

COUNTY OF Davidson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that Leah C. Schaefer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of August, 2008.

Connie Hooper
Notary Public

My Commission Expires: 2/24/2009

(SEAL)

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

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