Return to:
McCann & Hubbard
1604 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $164,700.00

Affiant

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 12th day of September, 2008.

Notary Public
My commission expires: 1/24/09

06-0809-73210

Address of New Owner:	Send Tax Bills to:	Tax Information
Lisa Slate 4713 Phoenix Drive Hermitage TN 37076	New OWner	075-04-0-129.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Herschel A. Hearn, Jr. and wife, Desha L. Hearn, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lisa Slate, hereinafter called the Grantees, their successors 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 No. 340, on the Plan of Section Six, Tulip Grove, of record in Book 4460, Page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Herschel A. Hearn, Jr. and wife, Desha L. Hearn by deed from Lemuel Allen and wife, Nelda Allen, dated November 26, 1990, recorded November 28, 1990, of record in Book 8245, Page 354, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4713 Phoenix Drive, Hermitage, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 09/19/08 14:37 2 pgs
Fees:13.00 Taxes:609.39
20080919-0095956

WITNESS my hand this 12th day of September, 2008.

Herschel A. Hearn, Jr.

Desha L. Hearn

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Herschel A. Hearn, Jr. and Desha L. Hearn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 12th day of September, 2008.

Notary Public

My Commission expires: 01/17/2010 2012

KATHERINE TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012