Davidson County DEEDWARR
Recvd: 09/30/08 09:19 2 pg
Fees:13.00 Taxes:529.10

20080930-0098963

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $143,000.00

Affiant

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

Notary Public
My commission expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05-0809-64375

Address of New Owner:	Send Tax Bills to:	Tax Information
Candace Blackstock 438 Huntington Ridge Drive Nashville TN 37211	New Owner	161-11-0-A-219

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, **Lonnie J. Mackeprang, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Candace Blackstock**, 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. 219, on the Plan of Huntington Ridge Townhomes, of record Book 4675, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed Michael Phillips by deed from Gayle M. Fitzgerald, dated June 30, 2004, recorded July 6, 2004, of record in Instrument No. 20040706-0079860, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lonnie J. Mackeprang, married, by deed from Wells Fargo Bank, NA, as Trustee for the Benefit of the the certificate holders of Asset-Backed Pass-Through Certificates Series 2007 - WCW 2, dated December 28, 2005, recorded January 20, 2006, of record in Instrument No. 20060105-0001330, re-recorded in Instrument No. 20060120-0007523, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of grantor's spouse.

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 438 Huntington Ridge Drive, Nashville, TN 37211

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.

L.J.M. by his atty in fact

WITNESS my hand this 24th day of September, 2008.

Lonnie J. Mackeprang

By: Melinda Wilkes, his attorney in fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Melinda Wilkes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **attorney in fact for Lonnie J. Mackeprang** and that she is authorized by Lonnie J. Mackeprang to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, TN, this 24th day of September, 2008.

Notary Public at Large

My commission expires: 9/22/2010

RACHELLE CAUDILL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212