This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Margret L. Dysinger
916 Kipling Drive
Nashville, TN 37217

SEND TAX BILLS TO:
Phillips Mortgage Planning
143 Barfield Crescent Rd.
Murfreesboro, TN 37127

Map & Parcel # 107.14-0-11.00

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/08 15:44 2 pgs
Fees:13.00 Taxes:384.80
20081106-0110699

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Paula A. Masner, an unmarried person** hereinafter called the **Grantor**, does hereby convey unto **Margret L. Dysinger, a single woman,** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot Nol. 70 on the Map of Miro Meadows, of record in Book 1424, Page 94 and 95 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Paula A. Masner on July 19, 2005 by Warranty Deed of record in Instrument No. 20050822-0099965, Register's Office for said County.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the lat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 916 Kipling Drive, Nashville, TN 37217

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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 seized 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 CONVENANTS 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.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of October 2008.

Paula A. Masner

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared William Randy Stacey, Jr. and Lisa G. Peck known to me to be the persons whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 31st day of October, 2008.

Notary Public in and for the
State of Tennessee

KIMBERLY R HARGROVE STATE OF TENNESSEE NOTARY PUBLIC COUNTY

My Commission Expires: 6/18/12

STATE OF Tennessee
COUNTY OF Rutherford

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $104,000.00

Affiant

Sworn and subscribed before me on 10/31/08.

Notary Public

My Commission Expires: 6-18-12

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC COUNTY