Davidson County DEEDWARR
Recvd: 01/16/09 10:50 2 pgs
Fees:13.00 Taxes:465.83

20090116-0004238

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 $125,900.00

Affiant

Subscribed and sworn to before me, this 15th day of January, 2009.

KATHLEEN A. TOMLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires

Notary Public
My commission expires: 1-17-2

06-0812-73329

Address of New Owner:	Send Tax Bills to:	Tax Information
Tony M. Zizza 501 Selsey Court Hermitage TN 37076	USAA Federal Savings Bank Attn: Escrow Dept. P.O. Box 20005 Owensboro, KY 42304-0005	064-16-0-C-001.00

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, Dorothy Ballentine Akin, now known as Dorothy S. Ballentine, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tony M. Zizza, unmarried man 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. 1, on the Plan of Section One, Wembley Downs, of record in Book 7900, Page 301, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dorothy Ballentine Akin, married by deed from Randal L. Whitehead and Leslie F. Whitehead, husband and wife, dated July 27, 1999, recorded July 29, 1999, of record in Book 11594, Page 939, Register's Office for Davidson County, Tennessee. Dorothy S. Ballentine is one and the same person as Dorothy Ballentine Akin, Dorothy Sircy Ballentine, Dorothy S. Akin and Dorothy Ballentine Akin, and that Dorothy S. Akin was granted a name change to Dorothy Sircy Ballentine as per Chancery Court Order of Wilson County, TN, Case No. 06264, dated 07/10/06.

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 501 Selsey Court, 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.

WITNESS my hand this 15th day of January, 2009.

Dorothy Ballentine Akin, n/k/a
Dorothy S. Ballentine, by Carolyn Anne Ballentine, as her Attorney in Fact

Dorothy Ballentine Akin, n/k/a
Dorothy S. Ballentine, by Carolyn
Anne Ballentine, as her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of January, 2009, personally appeared before me, the undersigned, a notary public for said county and state, Carolyn Anne Ballentine, as Attorney in Fact for Dorothy Ballentine Akin, now known as Dorothy S. Ballentine, with whom I am personally acquainted or who proved her identity to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained and further acknowledged that she is the attorney in fact for Dorothy Ballentine Akin, now known as Dorothy S. Ballentine and that she is authorized by Dorothy Ballentine Akin, now known as Dorothy S. Ballentine to execute this instrument on his behalf.

Notary Public

My commission expires 1-17-12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012