Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #09-1023

Davidson County DEEDWARR
Recvd: 02/18/09 13:45 2 pgs
Fees:13.00 Taxes:1128.50
20090218-0013770

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William S. Lackey and Kaysie A. Lackey, (formally known as Kaysie A. Rogers) as joint tenants with right of survivorship,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Stephanie Davis and husband, William Scott Davis,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Section One, Montgomery Place, of record in Book 7900, Page 708, as corrected by Surveyors Certificate of Correction in Book 9380, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William S. Lackey and Kaysie A. Rogers, as joint tenants with right of survivorship, by deed from Clyde T. Arden and wife, Donna M. Arden dated February 9, 2007 of record as Instrument No. 20070215-0019531, Register's Office for Davidson County, Tennessee. Kaysie A. Rogers is now known as Kaysie A. Lackey by virtue of her marriage to William S. Lackey.

Also being the same property conveyed to Clyde T. Arden and Donna M. Arden by deed from Radnor Homes, Inc. dated November 22, 1995 of record in Book 9868, Page 320, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 904 McGuire Court, Brentwood TN, 37027.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants 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. 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 THE EXECUTION HEREOF this 10th day of February, 2009.

William S. Lackey

Kaysie A. Rogers Lackey

State of Tennessee)
County of Davidson)

On this 10th day of February, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William S. Lackey and Kaysie A. Rogers Lackey, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 305,000.00.

Affiant

Sworn and subscribed before me on this the 10th day of February, 2009.

Notary Public

My Commission Expires: 7-25-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

NEW OWNER:
Stephanie Davis
904 McGuire Court
Brentwood, TN 37027

RESPONSIBLE FOR TAX PAYMENT:
SunTrust Mortgage, Inc.
401 Commerce St. Ste. 6100
Nashville, TN 37219

TAX MAP-PARCEL #:
160-16A-9CO