Davidson County DEEDWARR
Recvd: 03/04/09 13:34 2 pgs
Fees:13.00 Taxes:610.50

20090304-0019298

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Marie Bradford
Affiant

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 2nd **day of February, 2009**
March

Notary Public
My commission expires: 3/7/11

06-0902-73403

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Melissa A. Borland 520 Leslie Ann Court Hermitage TN 37076	WR Starkey Mortgage, LLP 5055 W. Park Blvd., Suite 300 Plano, TX 75093	075-12-0-B-061.00

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, Jane E. Ness, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Melissa A. Borland, an unmarried woman, 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. 48, on the Plan of First Revision, Phase Two, Section Three, Brookside Woods, of record in Instrument No. 20000512-0048125, as amended by Surveyor's Certificate of Correction of record in Book 11346, Page 460, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jane E. Ness, unmarried by deed from David R. Glasscock and wife, Allison P. Glasscock, dated April 19, 2006, recorded April 20, 2006, of record in Instrument No. 20060420-0045362, 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 520 Leslie Ann 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 27 day of February 2009.

Jane E. Ness

STATE OF VIRGINIA
COUNTY OF Henrico

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jane E. Ness and , 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 Henrico, VA, this 27 day of February 2009.

Courtney Meador 7049995.
Notary Public

My commission expires: 1/31/10.

COURTNEY D. MEADOR
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JANUARY 31, 2010