03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $68,000.00

Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Subscribed and sworn to before me this 10th day of April, 2009.

Notary Public
My commission expires: 02/11/13

03-0903-35882

Address of New Owner:	Send Tax Bills to:	Tax-Information
Stachia Graham 5515 Country Drive, #22 Nashville TN 37211	RENASANT BANK 2200 ABBOTT MARTIN ROAD, #103 NASHVILLE, TN 37215	162-05-0-C 022

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, **Magna Bank**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Stachia Graham**, 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 Townhouse No. 22, on the Plan of Hickory Valley Condominiums, of record in Book 4460, Page 27, and as established by Master Deed of record in Book 4521, Page 574, clarified in Book 5001, Page 394, amended in Book 8466, Page 263, reestablished in Book 10597, Page 675, and rerecorded in Book 10645, Page 743, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Magna Bank by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated December 17, 2008, recorded January 13, 2009, of record in Instrument No. 20090113-003066, 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 5515 Country Drive, #22, 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. Grantor covenants with Grantees that Grantor is lawfully seised 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 does further covenant and bind itself, its 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 9th day of April, 2009.

BILL GARRETT, Davidson County
Trans:T20090024949 DEEDWARR
Recvd: 04/15/09 14:40 2 pgs
Fees:13.00 Taxes:251.60
20090415-0034289

Magna Bank

By: _____, Vice President

its

State Of Tennessee
County Of Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bunnie Garrison, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of Magna Bank, the within named bargainor, and that she is authorized by Magna Bank to execute this instrument on its behalf.

Witness my hand in Germantown TN, this 9th day of April, 2009.

Kim Story
Notary Public
State of Tennessee at Large

KIM STORY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

My Comm. Exp. 10-13-2009

My Commission expires