(3)

This Instrument Prepared By:
**Lee & Lee Attorneys, PC**
**109 East Gay Street**
**Lebanon, Tennessee 37087**

L&L#999-36-1

SEND TAX BILL TO:
**Mortgagee**

ADDRESS NEW OWNER:
**Jodi L. Wustman**
**4434 Juneau Drive**
**Hermitage, Tennessee 37076**

MAP **75.03**
GROUP
PARCEL **28.00**

MORTGAGEE:
**Pinnacle National Bank**
**211 Commerce Street, Suite 300**
**Nashville, Tennessee 37201**

BILL GARRETT, Davidson County
Trans:T20090061623 DEEDWARR
Recvd: 09/08/09 15:36 3 pgs
Fees:18.00 Taxes:495.62
20090908-0084219

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy Weeks Wong** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Jodi L. Wustman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the plan of Tulip Grove, Section I, of record in Plat Book 3700, page 106, Register's Office for said County.

Said Lot No. 36, which is a corner lot, fronts 122.45 feet on the northerly margin of Juneau Ct. and fronts 125.0 feet on the easterly margin of Juneau Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 100.0 feet on the northerly line and 124.75 feet on the easterly line to a point of intersection.

Being the same property conveyed to Virgil T. Weeks and wife, Sue B. Weeks by deed from Larry S. Ezell and wife, Sherryl G. Ezell dated May 14, 1976 and of record in Deed Book 5025, page 884, Register's Office for Davidson County, Tennessee. Virgil T. Weeks died on October 16, 2000, leaving Sue B. Weeks as the sole surviving tenant by the entireties. Sue B. Weeks died on May 20, 2009, leaving Nancy Weeks Wong as the sole devisee of her will, dated August 11, 2007, of record in the court file of In Re: Sue B. Weeks, Deceased, Case No. 09P1086, Seventh Circuit Court of Davidson County, Tennessee (Probate Division) and as Instrument No. 20090908-0084217, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Nancy Weeks Wong by virtue of a written Power of Attorney of record at Instrument No. 20090908-0084218 Register's Office for Davidson County, Tennessee.

This is improved property known as 4434 Juneau Drive, Hermitage, Tennessee 37076. Possession is to be given on August 27, 2009.

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

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, her heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 27th day of August, 2009.

Nancy Weeks Wong
by Marion Duncan poa

Nancy Weeks Wong, by Marion Duncan, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 27th day of August, 2009, before me personally appeared Marion Duncan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nancy Weeks Wong as her attorney in fact, pursuant to the power of attorney recorded at Instrument No. _____, Register's Office, Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of Nancy Weeks Wong as her attorney in fact.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-15-10

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STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is **$133,950.00**.

AFFIANT

Subscribed and sworn to before me on this 27th day of August, 2009.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-15-10

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILSON

This day appeared before me, a Notary Public in for the jurisdiction aforesaid Marion Duncan who made oath as follows:

1. That by appointments dated August 3 2009, which are recorded in the Register's Office, for Davidson County, Tennessee, prior to the recordation of this instrument, Marion Duncan was appointed as attorney in fact for Nancy Weeks Wong (Principal) for the purposes set out therein.

2. That the said Principal(s) is/are a live at the time of the execution of the Security Instrument in her/his behalf to which this affidavit is attached and any other loan documents, and further that her/he has not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 27 day of August, 2009.

Marion Duncan
Affiant

STATE OF TENNESSEE ]
]ss.
COUNTY OF WILSON ]

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named Marion Duncan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes contained herein.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 27 day of August, 2009.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11.15.10