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

BILL GARRETT, Davidson County
Trans: T20090067379 DEEDWARR
Recvd: 10/02/09 16:13 2 pgs
Fees: 13.00 Taxes: 366.30
20091002-0091979

06-0909-73657

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $99,000.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2009.

Notary Public
My commission expires: 6/29/2010

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Ashley Morris-Anthony	Churchill Mortgage Corp	096-06-0-133.00
3004 McCampbell Avenue	781 Old Hickory Blvd., Ste. 401	
Nashville TN 37214	Brentwood, TN 37027	

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, **Donna Poag, Unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ashley Morris-Anthony**, 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. 167, on the Plan of Clover Hill , Section III, of record in Book 2083, Page 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jess H. Poag, Jr. and wife, Donna Poag by deed from Southern Development Company, dated March 23, 1954, recorded March 24, 1954, of record in Book 2272, Page 259, Register's Office for Davidson County, Tennessee. The said Jess H. Poag, Jr., having since died.

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 **3004 McCampbell Avenue, Nashville, TN 37214**

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 29th day of September, 2009.

Donna Poag

Donna Poag

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna Poag, 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 Mt. Juliet, TN, this 29th day of September, 2009.

Notary Public

My Commission expires

1-17-12

