BILL GARRETT, Davidson County
Trans:T20090071500 DEEDWARR
Recvd: 10/21/09 09:56 2 pgs
Fees:13.00 Taxes:369.63
20091021-0097129

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Brienne J. Thomas and
Samuel W. Orr
5017 Greer Station Drive
Hermitage, TN 37076

MORTGAGEE
Magna Bank
6525 Quail Hollow, Suite 300
Memphis, TN 38120

SEND TAX BILLS
MAGNA BANK
P.O. Box 17257
MEMPHIS, TN 38187-0257

MAP-PARCEL:
075-12-0-A-065.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Bertie S. Felts, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brienne J. Thomas, an unmarried woman, and Samuel W. Orr, an unmarried man,** hereinafter called the Grantees, their heirs 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. 77 on the Plan of Greer Meadows at Cedar Creek, Section 1, on the Plan of record in Plat Book 7900, page 115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Bertie S. Felts, unmarried by deed from Cynthia R. Manner, unmarried, by deed dated July 28, 1995 and filed of record in Book 9770, page 534, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 8060, page 692; Book 8239, page 649; Book 10802, page 402; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 7900, Page 115, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **5017 Greer Station Drive 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 and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized 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; and we do further covenant and

bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 15th day of October, 2009.

Bertie S. Felts

Bertie S. Felts

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bertie S. Felts, unmarried, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2009.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$99,900.00.**

AFFIANT

Subscribed and sworn to before me this 15th day of October, 2009.

NOTARY PUBLIC

My Commission Expires: 1-12-12

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires January 17, 2012