Box 29

WARRANTY DEED

KIMBERLY K. HOUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

G-WPWD-2

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melva Hagadorm	CWB Mortgage Ventures, LLC d/b/a Birchfield Home Mtg.	
2411 Dundee Lane (ADDRESS)	P. O. Box 619003 (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Dallas, TX 75261-9003 (CITY) (STATE) (ZIP)	73-12-60.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SLOAN A. LEMAUNS AND CHERYL DAVIDSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELVA HAGADORM, , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 169, SUNSET VIEW, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGES 100 AND 101, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED VIA QUIT CLAIM DEED BY VICTOR EDWARD GREGORY TO SLOAN A. LEMAUNS AND CHERYL DAVIDSON WITH LIFE ESTATE IN VICTOR EDWARD GREGORY AS RECORDED ON THE 10TH DAY OF SEPTEMBER, 2001 IN INSTRUMENT NO. 20010910-0098246 AND WARRANY DEED FROM J. EDWARD MCENTIRE, EXECUTOR FOR THE ESTATE OF EVELYN J. MCENTIRE TO VICTOR EDWARD GREGORY AS RECORDED ON THE 25TH DAY OF JANUARY, 1994 IN BOOK 9228, PAGE 541, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID VICTOR EDWARD GREGORY, HAVING SINCE DIED ON SEPTEMBER 27, 2008 ENDS LIFE ESTATE OF RECORD.

THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID GRANTORS.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2411 Dundee Lane, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090079538 DEEDWARR
Recvd: 11/23/09 13:47 2 pgs
Fees:13.00 Taxes:458.80
20091123-0107587

Witness my/our hand(s) this 19th day of November, 2009.

Sloan A. LeMauns

Sloan A. LeMauns

Cheryl Davidson

Cheryl Davidson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sloan A. LeMauns and Cheryl Davidson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of November, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903