07 Realty Title

Prepared by and Return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20090082422 DEEDWARR
Recvd: 12/07/09 09:06 2 pgs
Fees:13.00 Taxes:1135.90
20091207-0111453

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $307,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2009.

Notary Public
My commission expires: 11/07/12

07-0911-84107

Address of New Owner:	Send Tax Bills to:	Tax Information
Dennis E. Winstead	Magna Bank	098-13-0-C-027.00
5829 Seven Points Trace	P.O. Box 17257	
Hermitage TN 37076	Memphis, TN 38187	

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, **Shirley M. Buchanan and husband, William O. Buchanan**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dennis E. Winstead, married**, 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. 144, on the Plan of Phase One, The Meadows of Seven Points, of record in Book 11700, Pages 18-20, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shirley M. Buchanan and husband, William O. Buchanan by deed from Patsy H. Hall and husband William James Hall, dated December 18, 2006, recorded December 19, 2006, of record in Instrument No. 20061219-0156072, 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 5829 Seven Points Trace, 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, 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 3rd day of December, 2009.

Shirley M. Buchanan

William O. Buchanan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shirley M. Buchanan and William O. Buchanan, 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 Franklin, TN, this 3rd day of December, 2009.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12

