BILL GARRETT, Davidson County
Trans:T20100061824 DEEDWARR
Recvd: 09/30/10 16:08 2 pgs
Fees:13.00 Taxes:216.45
20100930-0078110

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of September, 2010, by and between Derhonda Black, unmarried, party of the first part, and Dana Laquana Nero and Jannie Delois Nero, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot #240 on the plan of Haynes Manor Subdivision, Section II as of record in Book 3700, Page 88, Register's Office for Davidson County, Tennessee.
Said Lot #240 fronts 70.00 feet on the southerly margin of Ringgold Drive; thence back 136.4 feet along the westerly line and 144.4 feet along the easterly line to a dead line in the rear measuring 94.4 feet thereon.

Being all or part of the same property conveyed to Derhonda Black, by virtue of that certain Warranty Deed dated July 18, 2002, at Instrument No. 20020729-0090278 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 4062, Page 443 and Book 4081, Page 854 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Derhonda Black

Derhonda Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Derhonda Black, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of September, 2010.

Notary Public

My Commission Expires: 7-7-14

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

Property Owner & Address: Dana Laquana Nero and Jannie Delois Nero
4217 Eatons Creek Road
Nashville, TN 37218

Tax Parcel No 05915013900

Property Address: 707 Ringgold Drive
Nashville, TN 37207

MAIL TAX BILLS TO: Dana Laquana Nero + Jannie Delois Nero
4217 Eatons Creek Road
Nashville, TN 37218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $58,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of September, 2010.

Notary Public

My Commission Expires: 7-7-14

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014