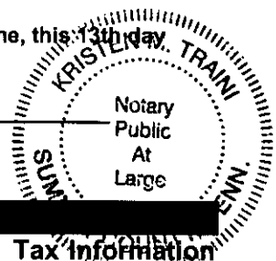
Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $91,155.00

Affiant

Subscribed and sworn to before me, this 13th day of September, 2012.

Notary Public
My commission expires: SEP 20 2016



06-1209-74837

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Lisa Dollar	New Owner	043-06-0-097.00
219 Nix Drive		
Madison TN 37115		

[redacted]

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, **William McClanahan, an Unmarried Man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lisa Dollar, a Married Woman, as her sole and separate property,** 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 219 Nix Drive, Madison, TN 37115

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.

***** END OF PAGE 1 – GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT TO FOLLOW ON PAGE 2*****

BILL GARRETT, Davidson County
Trans:T20120076078 DEEDWARR
Recvd: 10/08/12 09:56 3 pgs
Fees:18.00 Taxes:337.27
20121008-0091793

WITNESS my hand this 4 day of September, 2012.

William McClanahan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William McClanahan, 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 4 day of September, 2012.

Notary Public
State of Tennessee at Large

My Commission expires

12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

Agent's File No.: **ST2012-2339**

EXHIBIT A

All that certain parcel of land situate in the County of Davidson, State of Tennessee being known and designated as follows: Being the southerly 60 feet of Lot No. 39 on a revised unrecorded plan of Tract No. 14 of Anderson Estates, as of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, being described according to a survey made by Rocky L. Montoya, dated August 19, 1988, as follows: Being the westerly margin of Nix Drive at the northeast corner of the property conveyed to Maxine A. Baker and wife, by deed from J.B. Kennaston and wife, of record in Book 1783, page 638, said Register's Office; thence with said Baker's northern boundary line westerly 175 feet to a point in the easterly boundary line of Lot No. 57 on said survey; thence at a right angle and parallel with said Baker's northern boundary line, easterly 175 feet to the westerly margin of said drive; thence with the westerly margin of said drive southerly 60 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM MCCLANAHAN BY SPECIAL WARRANTY DEED FROM Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R11 DATED 10/17/11 AND RECORDED ON 10/24/11 IN INSTRUMENT NO. 20111024-0082270, SAID REGISTER'S OFFICE FOR SAID COUNTY.