STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

28th DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES

Instr:200008030077328 Page: 1 OF 2
REC'D FOR REC 08/03/2000 2:50:42PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $299.33

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Phil Roy, a single man (NAME)	AmSouth Bank Nashville (NAME)	26-7-11
116 Champney Ct. (STREET ADDRESS OR ROUTE NUMBER)	550 Metroplex Drive (STREET ADDRESS)	
Goodlettsville, Tennessee 37072 (CITY) (STATE) (P.O. ZIP)	Nashville, Tn 37211-4701 (CITY)(STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Teresa D. Krisle Hubbard, a married woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phil K. Roy, a single 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. 56 on the plan of Windsor Green, Phase I, Section II, of record in Book 6200, page 349, Register's Office for said County.

SAID Lot No. 56 fronts 35.00 feet on the westerly margin of Champney Court and extends back between parallel lines 97.50 feet to a line in the rear which measures 35.00 feet thereon.

Being the same property conveyed to Teresa D. Krisle, a single person, by Deed of Record in Book 9325, Page 287, Register's Office for Davidson County, Tennessee.
Teresa D. Krisle is now known as Teresa D. Krisle Hubbard.
Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.
Ted L. Hubbard joins in this conveyance for the purpose of conveying any interest he/she may have in said property, particularly marital interest.

unimproved ( )
This is improved (XX) property, known as 116 Champney Ct., Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 28th day of July, 2000.

Teresa D. Krisle Hubbard

Teresa D. Krisle Hubbard

Ted L. Hubbard

Ted L. Hubbard

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Teresa D. Krisle Hubbard and husband, Ted L. Hubbard, the bargainor(s), 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 28th day of July, 2000.

Commission expires 1/14/00

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of July, 2000.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of July, 2000.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282