File #200350630

Davidson County DEEDWARR
Recvd: 10/03/03 13:23 2pgs
Fees:13.00 Taxes:584.80

20031003-0146491

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00.

Jammy Hardage
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2003.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Jan. 25, 2006

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory L. Henson	Columbia National Mortgage	Map 136-03-0
(NAME) 111 Castaway Court	(NAME) 7142 Columbia Gateway Drive	Parcel 026.00
(ADDRESS) Nashville TN 37217	(ADDRESS) Columbia, MD 21046	
(CITY) (STATE) (ZIP)	(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, **FREDERICK D. ROYALS AND WIFE, VICKI L. ROYALS,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **GREGORY L. HENSON, AN UNMARRIED 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 all of Lot No. 121, on the Plan of Priest Lake Park, Section 2, as shown by plat appearing of record in Plat Book 4175, Pages 56, 57 & 58, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Frederick D. Royals and wife, Vicki L. Royals by Warranty Deed June 27, 1988 of record in Book 7586, Page 253, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters shown on plat of record in Plat Book 4175, Page 56, 57 & 58; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 111 Castaway Court, Nashville, TN 37217
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

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 our hands this 26th day of September, 2003.

Frederick D. Royals

Frederick D. Royals

Vicki L. Royals

Vicki L. Royals

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Frederick D. Royals and wife, Vicki L. Royals who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of September, 2003.

Notary Public

LINDA V. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076