WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/05 15:21 2 pgs
Fees:13.00 Taxes:425.50

20050718-0083330

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July 2005

Notary Public

MY COMMISSION EXPIRES: October 14, 2005
(AFFIX SEAL)

THOMAS J. HAYNES NOTARY PUBLIC AT LARGE RUTHERFORD CO

THIS INSTRUMENT WAS PREPARED BY
Thomas J. Haynes, Attorney, 117 North Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony L. Farris	Cavalry Banking	MAP 72
(NAME)	(NAME)	
1900 Avalon Drive	114 W. College Street	GROUP 8
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Murfreesboro, TN 37130	PARCEL 170
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Linda F. Starkey (unmarried) aka Linda Boyd Starkey (unmarried)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony L. Farris and Robert I. Farris (married) /unmarried

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:

BEING all of LOT 17, VIRGINIA MANOR according to plat and survey of record in Plat Book 1835 page 22 of the Register's Office for Davidson County, Tennessee to which plat and survey reference is hereby made for more complete details of location and description of said lot.

BEING that same property conveyed to Linda F. Starkey by quitclaim deed from Richard Reid, unmarried of record in Instrument #20050103-0000473 of the Register's Office for Davidson County, Tennessee; and by deed from Michael D. Hutchins and wife, Terry S. Hutchins of record in Book 10685, page 471, said Register's Office.

This conveyance is made subject to a 40 foot minimum building setback line from Avalon Drive; right-of-way for Cooper Lane; public utility and drainage easements; waterline easement; and any other matters as shown on the Plat of record in Plat Book 1835, page 22; all of the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1900 Avalon Drive, Nashville, TN 37216
(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 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. 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 8th day of July, 2005

Linda F. Starkey
Linda F. Starkey

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda F. Starkey aka Linda Boyd Starkey

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 8th day of July, 2005.

Commission expires October 14, 2005

THOMAS J. HAYNES NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public