EPARED BY &
RETURN TO:

PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/10/05 15:47 2 pgs
Fees:13.00 Taxes:604.95
20050810-0095072

ADDRESS NEW OWNER:
Jonathan C. Carlson
325 Upper Mill Rd.
Antioch, Tennessee 37013

SEND TAX BILL TO:

New Owner

MORTGAGEE:

MAP	**173-15**
GROUP	**A**
PARCEL	**77**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Tonya R. Terry, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Jonathan C. Carlson and wife, Amanda L. Carlson**, 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. 77 on the Plan of Mill Run, Phase 1-A, of record in Plat Instr. 20010608-0060668, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Tonya R. Terry, unmarried by deed from NVR, Inc., a Virginia Corp of record in Instr. 20011107-0122554, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **325 Upper Mill Rd., Antioch, Tennessee 37013.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

BRAD LANCE, husband of Tonya R. Terry, joins in this conveyance to transfer any right, title or interest he may have in subject property, marital or otherwise.

WITNESS our hands this the **5th** day of **August, 2005.**

Tonya R. Terry

Brad Lance

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tonya R. Terry and Brad Lance**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of August, 2005.

NOTARY PUBLIC

L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 8-14-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $163,500.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of August, 2005.

NOTARY PUBLIC

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-25-06