This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2050125

Davidson County DEEDWARR
Recvd: 09/06/05 12:12 2 pgs
Fees:13.00 Taxes:896.51
20050906-0106508

Send Tax Bills To:

SAME / New Owner

New Owner is:
Allen D. Eubank and Aimee C. Blount Eubank
5639 Hickory Springs Road
Brentwood, TN 37027

MAP: 159-136.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Page C. Anderson, married**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Allen D. Eubank and wife, Aimee C. Blount Eubank**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 17 on the Plan of Hickory Boulevard Estates, Section 2, as of record in Book 4175, page 110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Page C. Anderson from John B. Anderson by Quitclaim Deed dated June 10, 2005 and recorded June 20, 2005 in Instrument No. 20050620-0069950, Register's Office for Davidson County. Also conveyed to John B. Anderson and wife, Page C. Anderson from Leon Sharber, Trustee, by Quitclaim Deed dated March 31, 1997 and recorded April 11, 1997 in Book 10414, page 207, said Register's Office. Said Deed executed by John B. Anderson conveying his marital rights.

This conveyance is subject to all matters of record on plat in Book 4175, page 110, Register's Office for Davidson County.

PCA
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their

WITNESS our hands this 31st day of August, 2005.

GRANTOR:

Page C. Anderson

Page C. Anderson

John B. Anderson

John B. Anderson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Page C. Anderson and John B. Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of August, 2005.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

M. Lynn Bodden
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $242,300.00.

Amy B Flynn
Affiant

SWORN TO and subscribed before me this 31st day of August, 2005

M. Lynn Bodden
NOTARY PUBLIC

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

My commission expires: _____