Davidson County DEEDWARR
Recvd: 09/19/05 10:13 2 pgs
Fees:13.00 Taxes:584.23

20050919-0112023

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $157,900.00

PATRICIA D. PHARRIS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2005.

Notary Public
My commission expires: 2/16/07

08-0506-90575

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kathleen Trail	First Franklin, a division of	52-12 - 82
1248 Shawnee Rd.	150 Allegheny Center Mall	
Madison TN 37115	Pittsburgh, PA 15212	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cathy Adams and husband, Mike Adams, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kathleen Trail, Jennifer Trail and husband, Christopher Trail, hereinafter called the Grantees, their successors 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. 23, on the Plan of Sequoia Valley, Section 2, of record in Plat Book 3700, Page 114, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Cathy Adams and husband, Mike Adams by deed from David A. Huff and wife, Dianna L. Huff, dated October 9, 2002 of record in Instrument No. 20021107-0137636, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1248 Shawnee Rd., Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of July, 2005.

Cathy Adams

Mike Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cathy Adams and Mike Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 29th day of July, 2005.

State of Tennessee at Large

PATRICIA D. PHARRIS
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission expires 2/6/2007