Davidson County DEEDWARR
Recvd: 10/14/05 13:04 2 pgs
Fees:13.00 Taxes:617.90

20051014-0124134

This Instrument Was Prepared By:
A & R Title, and Closing, Inc.
907 Rivergate Parkway Ste D-1
Goodlettsville, TN 37072

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Phate W. Mabry Unmarried** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Felicia True unmaried** hereinafter referred to as "Grantee") their heirs **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Property located at 5732 Cedar Ash Crossing, Antioch, TN 37013 County of Davidson

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. 245 of Asheford Crossing, Section One, of record in Plat Book 7900, page 937, said Register's Office, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Phate W. Mabry, an unmarried man by deed from Phillips Builders, Inc. dated 5/3/96 filed of record in Book 10039, page 016, said Register's Office.

Subject to all matters appearing on the plan of record in Plat Book 7900, page 937, said Register's Office.

Restrictive Declaration of Covenants of record in Book 9651, page 900, said Register's Office.

THIS CONVEYANCE is made subject to any and all applicable restrictions, building setback lines, and any easements, which may be of record in the Register's Office for **Davidson** County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Phate W. Mabry

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Phate W. Mabey to me known to be the person(s) described in and who executed the foregoing instrument, and who upon oath acknowledged that **he** executed the forgoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of October, 2005.

My Commission Expires: _____

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 167,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 7th day of October, 2005

Notary Public

My Commission Expires _____

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

Tax & Map No.
164-13-0-052.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Felicia True
5732 Cedar Ash Crossing
Antioch, TN 37013