Davidson County DEEDWARR
Recvd: 10/18/05 10:01 1 pgs
Fees:13.00 Taxes:641.58

20051018-0125547

WARRANTY DEED

AT-20050047

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,400.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of October, 2005.

Notary Public

(Affix Seal)

My Commission Expires: 10-26-07

STATE OF TENNESSEE NOTARY PUBLIC APRIL G. NICHOLS WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
200 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Anthony L. Culbreath	SAME	164-13-0 177.00
5717 Murphywood Crossing		
Antioch, TN 37013		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Keith A. Falcon, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Anthony L. Culbreath, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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

Being Lot No. 174 on the Plan of Asheford Crossing, Section Three, a PlannedUnit Development, as of record in Book 9700, page 545, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Keith A. Falcon, unmarrried from Paul R. Rogers and wife, Hayeon Rogers by Warranty Deed dated October 20, 2000 and recorded Octber 27, 2000 in Instrument #200001027-0106810, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 5717 Murphywood Crossing, Antioch, TN 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 14th day of October, 2005

Keith A. Falcon

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named Keith A. Falcon , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 14th day of October, 2005.

Notary Public

My Commission Expires: 10-26-07

STATE OF TENNESSEE NOTARY PUBLIC APRIL G. NICHOLS WILLIAMSON COUNTY