Davidson County DEEDWARR
Recvd: 10/19/05 14:34 2 pgs
Fees:13.00 Taxes:628.63

20051019-0126252

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $169,900.00

Marie Bradford
Affiant

Subscribed and sworn to before me, this 18th day of October, ~~2005~~

Notary Public
My commission expires: 1.22-07

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

02-0510-44830

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James W. Wells	Amsouth Bank	150-12-0-A-122.00CO
3621 Seasons Drive	2050 Parkway Office Cr	
Antioch TN 37013	Bham, AL 35244	

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, Kendrick D. Darneal and wife, DeNyene M. Darneal, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James W. Wells and wife, Belinda F. Wells, 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. 659 on the Plan of Phase V-A, Somerset, a Planned Unit Development, of record in Book 7900, Page 399, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kendrick D. Darneal and wife, De Nyene M. Darneal by deed from Janet Stern, unmarried, dated November 25, 1997, of record in Book 10698, Page 563, Register's Office for Davidson County, Tennessee.
>
> 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 3621 Seasons Drive, 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 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.

FILE BOX 45

WITNESS my hand this 18th day of October, 2005.

Kendrick D. Darneal

De Nyene M. Darneal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kendrick D. Darneal and DeNyene M. Darneal, 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 Brentwood, TN, this 18th day of October, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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