Davidson County DEEDWARR
Recvd: 10/24/05 10:03 2 pgs
Fees:12.00 Taxes:0.00
20051024-0127782

Dolores Houlton, Register
Cheatham County Tennessee
Rec #: 130082
Rec'd: 10.00
State: 542.05
Clerk: 1.00
EDP: 2.00
Total: 555.05
Instrument #: 82359
Recorded
10/6/2005 at 9:00 AM
in Record Book
169
Pgs 798-799

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 22179B

MAP/GROUP/PARCEL: 053-06-O-B/131.00 CO

NEW OWNER'S NAME AND ADDRESS:
DANIEL WARNER & AMI WARNER
1837 MERRITT STREET
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
1ST TRUST BANK FOR SAVINGS
P.O. BOX 17257
MEMPHIS, TN 37138

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, CLYDE TRUETT, JR. and CONNIE J. TRUETT, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto, DANIEL WARNER and AMI WARNER, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 152 ON THE PLAN OF PHASE 4B, WATERFORD, OF RECORD IN PLAT BOOK 7900, PAGE 770, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property known as 1837 MERRITT STREET, OLD HICKORY, TN 37138.

BEING the same property conveyed to Grantors herein by deed of record in Book 9844, Page 276, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

CLYDE TRUETT, JR.

CONNIE J. TRUETT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CLYDE TRUETT, JR. and CONNIE J. TRUETT, HUSBAND AND WIFE, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 3rd day of October, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $146,500.00.

AFFIANT

Sworn to and subscribed before me, this the 3rd day of October, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY