THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 10/24/05 13:27 2 pgs
Fees:13.00 Taxes:601.25

20051024-0128128

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Billy J. Price 424 Alta Loma Rd. Goodlettsville, TN 37072	Century 21 (R) Mortgage (SM) 3000 Leadenhall Road Mt. Laure, NJ 08054	25-16-73

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cathy F. Weaver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Billy J. Price, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 part of Lot No. 45, on the Plan of Goodlettsville Heights, Section Four, of record in Plat Book 2133, Pages 43 and 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

SAID part of Lot No. 45 fronts 185.0 feet on the easterly margin of Alta Loma Drive and extends back 218.9 feet on the northerly line and 194.0 feet on the southerly line to a dead line in the rear measuring 138.9 feet thereon.

Being the same property conveyed to Cathy F. Franklin by Deed, dated October 30, 1996 of record in Book 10250, Page 428, Register's Office for Davidson County, Tennessee. Cathy F. Franklin now married and being one in the same person as Cathy F. Weaver.

Joe Weaver, spouse of Cathy F. Weaver, joins in this conveyance for the express purpose of conveying any and all of his, right, title and interest, including all marital and homestead rights in and unto the within described property, to the named Grantee(s).

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 424 Alta Loma Road Goodlettsville, TN 37072

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 OUR HANDS THIS 21st day of October, 2005

Cathy F. Weaver **Joe Weaver**

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Cathy F. Weaver and husband, Joe Weaver

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 21st day of October, 2005

My Commission expires: July 24, 2007

K. J. Losh
Notary Public

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMMER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSO

Personally appeared before me , in his/her capacity as Attorney in Fact for , with whom I am personally acquainted, and who acknowledged the he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office this the 21st day of October, 2005

K. J. Losh
Notary Public

My Commission expires: July 24, 2007

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $ 162,500.00

Billy Jr. Price
Affiant

Subscribed and sworn to before me this 21st day of October, 2005

My Commission Expires: July 24, 2007

K. J. Losh
Notary Public

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMMER COUNTY, TN