05-3252

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/16/05 09:37 2 pgs
Fees:13.00 Taxes:588.30

20051216-0151065

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF December 2005

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

Notary Public OF TENNESSEE NOTARY PUBLIC

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Return

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garold D. Backman, Jr. (NAME)	New Owner (NAME)	42-14-112
212 Holiday Drive (ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Alan Jay Hubbell, married and wife, Penny L. Hubbell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Garold D. Backman, Jr., 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:

Property located at: 212 Holiday Dr, Davidson County, Madison, TN 37115 AND:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Holiday Hills, of record in Plat Book 3600, page 28, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Alan Jay Hubbell, married by deed dated 05-27-99, from Michael T. Sullivan and wife, Tracey R. Sullivan, filed for record on 06-02-99, in Book 11507, page 950, Register's Office for Davidson County, Tennessee.

Said property was for investment purposes only and has not been the residence of the Grantor or spouse of the Grantor.

unimproved ( )
This is improved (X) property, known as 212 Holiday Drive, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 5th day of December 2005

Alan Jay Hubbell

Penny L. Hubbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan Jay Hubbell, married and wife, Penny L. Hubbell

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 5th day of December, 2005.

Commission expires 8/31/08

Notary Public

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public