Davidson County DEEDWARR
Recvd: 01/17/06 10:35 2 pgs
Fees:13.00 Taxes:392.20

20060117-0005965

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $106,000.00

Affiant

Subscribed and sworn to before me, this 12th day of January, 2006.

Notary Public
My commission expires: 12.30.08

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

05-0512-62636

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Carter 932 Denson Avenue Madison TN 37115	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	52-05-0-079

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, Hal F. Willis, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert Carter, 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. 48, Block I, on the Plan of Power and Roth, Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hal F. Willis and wife, Ginger Willis by deed from Elizabeth A. Freeman, unmarried, dated 11-29-89 and of record in Book 8004, Page 415, Register's Office for Davidson County, Tennessee. Ginger Willis, having since died on October 26, 2003.

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 932 Denson Avenue, Madison, TN 37115

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.

WITNESS my hand this 12th day of January, 2006.

Hal F Willis

Hal F. Willis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hal F. Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Madison, TN, this 12th day of January, 2006.

State of Tennessee at Large

My Commission expires
5/28/2006

