File Box 30

# WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2006

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Daniel A. Besong | NEW OWNER | Map 150 |
| 3029 Towne Valley Rd. | | Group 10 |
| Antioch, TN 37013 | | Parcel 86.00 |

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

**3029 Towne Valley Rd Antioch, TN 37013 Trust, a Land Trust**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Daniel A. Besong**
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:

BEING Lot No. 262, on the Plan of Section Three, Towne Village of the Country, of record in Plat Book 5200, Pages 268 and 269, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to 3029 Towne Valley Rd Antioch, TN 37013 Trust, a Land Trust, by Land Trust Deed from Daniel A. Besong, of record in Instrument 20050113-0005119, said Register's Office.

This conveyance is subject to all matters appearing on the plat of record in Plat Book 5200, Pages 268 and 269, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 3029 Towne Valley Rd., 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 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 6th & 9th day of January, 2006.

3029 Towne Valley Rd Antioch, TN 37013
Trust, a Land Trust

BY:
Daniel A. Besong, Beneficiary

BY: Trustee
Damian Mingle, Trustee

Davidson County DEEDWARR
Recvd: 01/18/06 10:39 2 pg
Fees:13.00 Taxes:9.25

20060118-0006583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Daniel A. Besong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Beneficiary of the the 3029 Towne Valley Road, Antioch, TN 37013 Land Trust dated December 30, 2004, the within named bargainer, and Trust, and that he as such Beneficiary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Daniel A. Besong as such Beneficiary.

Witness my hand and official seal on this the 9th day of January, 2006.

My Commission Expires: 01/24/09

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Damian Mingle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Trustee of the 3029 Towne Valley Road, Antioch, TN 37013 Land Trust dated December 30, 2004, the within named bargainer, and Trust, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Damian Mingle as such Trustee.

Witness my hand and official seal on this 6th day of January, 2006.

My Commission Expires: _____

Notary Public

**My Commission Exp. March 21, 2009**