THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 01/19/06 12:24 2 pgs
Fees:13.00 Taxes:915.75

20060119-0007360

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Carolyn A. Lightfoot 5156 Morningwood Lane Antioch, TN 37013	Carolyn A. Lightfoot 5156 Morningwood Lane Antioch, TN 37013	183-05-0-A-226.00

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, John Hambrick, Jr. and wife, Sharon Hambrick, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carolyn A. Lightfoot unmarried, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 522 on the Plan of Phase 5, Section 8, October Woods, of record in Instrument Number 199912140202097 and in Instrument Number 1999121403098, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John Hambrick, Jr. and wife. Sharon Hambrick from Yazdian Construction, Inc. by deed dated 11/1/00 of record in Instrument Number 20001103-0109429, said Register's Office.

This is improved property known as: 5156 Morningwood Lane, 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. Whenever 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 5th day of January, 2006.

John Hambrick, Jr.

Sharon Hambrick

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named John Hambrick Jr and Sharon Hambrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 5th day of January, 2006.

TIFFANY N. KNIGHT STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXPIRES SUMNER COUNTY

NOTARY PUBLIC

My commission expires: 6-24-09

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $247,500.00.

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

AFFIANT

Subscribed and sworn to before me this 5 day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 7-29-06