Davidson County DEEDWARR
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Fees:13.00 Taxes:18.50
20060127-0010751

WARRANTY DEED
STATE OF TENNESSEE
COUNTY OF DAVIDSON

This Instrument Was Prepared By:

Chad I. Pearman
Attorney at Law
5120 Virginia Way, Suite C-22
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM T. AND AMY WILDER OWEN	SAME	Part of MAP 159 00 0
5631 GRANNY WHITE PIKE		PARCEL 145.00
NASHVILLE, TN 37027		

STATE OF TENNESSEE}
COUNTY OF DAVIDSON} The actual consideration for this transfer is $ 5000

Subscribed and sworn to before me, this the 26 day of Jan. 2006

Affiants

My commission expires: 6-15-09

Notary Public

JUANITA C. RUGGINS
STATE OF TENNESSEE NOTARY PUBLIC

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, William J. Tallent and Evelyn C. Tallent, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William T. Owen and Amy Wilder Owen, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND IN THE CITY OF FOREST HILLS, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 8 ON THE PLAN OF HICKORY BOULEVARD ESTATES, RECORDED IN BOOK, 4175, PAGE 110, REGISTER'S OFFICE FOR SAID COUNTY, BEING ALSO A PART OF LOT 2 ON THE PLAN OF THE OWEN / TALLENT SUBDIVISION, INSTRUMENT NO 20051209-0148495 RECORDED ON DECEMBER 9, 2005, IN THE REGISTER'S OFFICE FOR SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE RIGHT OF WAY OF EAST HICKORY SPRINGS COURT AT THE COMMON CORNER OF LOTS 7 AND 8 SHOWN ON SAID PLAN; THENCE WITH SAID RIGHT OF WAY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50 FEET, A DISTANCE OF 26.15 FEET;

Source of Title: Bk 10035 987

THENCE LEAVING SAID RIGHT OF WAY N 67° 06′ 43″ E, 154.97 FEET TO THE ORIGINAL EAST LINE OF SAID LOT 8;
THENCE ALONG THE EAST LINE OF LOT 8 S 34° 44′ 05″ E, 25.54 FEET TO THE CORNER OF LOTS 7 AND 8;
THENCE ALONG THE LINE OF LOTS 7 AND 8 S 67° 06′ 43″ W, 153.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.09 ACRE, MORE OR LESS.

This conveyance is made subject to any limitations, restrictions and easements of record.
This is unimproved property in Davidson County, Tennessee, 37027.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. Grantors do further covenant and bind themselves, their heirs 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.

WITNESS our hands this 26 day of ~~December,~~ Jan. 2006

William J. Tallent

Evelyn C. Tallent

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, [illegible] Notary Public in and for said County and State, William J. Tallent and Evelyn C. Tallent, the within named bargainers with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of ~~December~~, Jan. 2006

Notary Public (Affix Seal)

My Commission expires 6-15-09

JUANITA C. RIGGINS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY