Davidson County DEEDWARR
Recvd: 01/30/06 10:34 1 pg:
Fees:13.00 Taxes:311.91

20060130-0011195

WARRANTY DEED

AT-20060007

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,300.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of January, 2006.

Notary Public

(Affix Seal)

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Crystal A. Deshotels	Guaranty Trust Company	043-13-0 296.00
223 Cherry Street	P. O. Box 1218	
Madison, TN 37115	Murfreesboro, TN 37113	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Tangula R. Wilcox, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Crystal A. Deshotels, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 7 on the Plan of Crittenden Estates, Block "D" of record in Plat Book 974, page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tangula Wilcox, married from John L. Northcutt and wife, Cindy L. Northcutt by Warranty Deed dated may 26, 1994 and recorded June 3, 1994 in Book 9366, page 757, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 223 Cherry Street, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 24th day of January, 2006

Tangula R. Wilcox

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Tangula R. Wilcox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 24th day of January, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY