Davidson County DEEDWARR
Recvd: 01/30/06 11:01 2 pgs
Fees:13.00 Taxes:577.20

20060130-0011229

WARRANTY DEED

13.00
577.20

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2006

Notary Public:

MY COMMISSION EXPIRES:
(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:
Dorinda R. Wheeler	First Federal Mortgage	Map 150
3504 Calais Circle	750 Old Hickory Blvd.	Group 9-0-A
Antioch, TN 37013	Brentwood, TN 37027	Parcel 172-CO

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

Matthew J. LaFrance and wife, Barbara A. LaFrance

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Dorinda R. Wheeler

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. 328, on the Plan of Forest View Park, Section X, Phase One, of record in Plat Book 7900, Page 356, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Matthew J. LaFrance, unmarried, by deed from Fox Ridge Homes, Inc. of record in Book 8649, Page 85, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 8550, Page 755; Book 9029, Page 978; Book 7079, Page 472; Book 7235, Page 411; Book 7079, Page 499, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 356, said Register's Office.

The said Barbara A. LaFrance joins in this conveyance to convey any and all marital interest she may have in said property.

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 3504 Calais Circle, 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 27th day of January, 2006.

Matthew J. LaFrance

Barbara A. LaFrance

Barbara A. LaFrance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew J. LaFrance and wife, Barbara A. LaFrance, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 2006.

My Commission Expires: 1/27/09

Notary Public

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