Davidson County DEEDWARR
Recvd: 01/30/06 15:46 2 pgs
Fees:13.00 Taxes:647.50

20060130-0011574

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF January, 2006.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: JAN 26, 2008

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas H. & Natalie R. Housel 7112 Legacy Drive Antioch, TN 37013	New Owners	Map 182.06, Group A Parcel 111

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,

Joanne Massey, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Thomas H. Housel and wife, Natalie R. Housel

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:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING, LOT NO. 111 ON THE PLAN OF OLD HICKORY HILLS, SECTION ONE, OF RECORD IN INSTRUMENT NO. 20011023-0115382, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOANNE MASSEY, AN UNMARRIED WOMAN, BY DEED FROM THE CRAIG COMPANY, DATED APRIL 30, 2003, AND OF RECORD IN INSTRUMENT NUMBER 20030509-0062841, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20011023-0115382, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20020116-0006750, Register's Office for Davidson County, Tennessee.
4) Property is subject to Old Hickory Hills-Section One, a Planned Unit Development, Charter of record in Instrument Number 20020123-0009417, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Instrument Number 20020116-0006750, including liens for assessments as provided therein, easements and restrictions as contained therein.
5) Property is subject to easement for sanitary sewer and storm drain to Metro Government in Instrument Number 20001030-0107211, said Register's Office.
6) Property is subject to easement for storm water detention to Metro Government in Instrument Number 20010306-0021333, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 7112 Legacy Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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(s) this 27 day of January, 2006.

Joanne Massey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Joanne Massey, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076