~~RECORD AND RETURN TO:~~
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 02/03/06 14:28 2 pgs
Fees:13.00 Taxes:288.60
20060203-0013936

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 30 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

AFFIANT

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

NOTARY PUBLIC

My commission expires: 9/30/06

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH WACTOR 683 Mercer Drive Hermitage, TN 37076	Same as new owner	MAP 75-11 PARCEL 208

FOR AND IN CONSIDERATION of the sum of SEVENTY EIGHT THOUSAND AND NO/100 ($78,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MICHAEL J. ATKINSON and wife, JILL M. ATKINSON,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **JOSEPH WACTOR, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 29-B, Zone Lot Division of Lot Nos. 1, 2, 3, 74, 75, 76, 77, 78, 79, 80, 81 and 82 on the Plan of Meadows of Tulip Grove, Section One, as of record in Plat Book 6250, page 304, amending Plat Book 5200, page 612, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Michael J. Atkinson and wife, Jill M. Atkinson by Special Warranty Deed from NationsBanc Mortgage Corporation, of record in Book 9075, page 255, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Plat Book 5200, page 612, as amended in Book 6250, page 304; to any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 683 Mercer Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 27th day of January, 2006.

MICHAEL J. ATKINSON

JILL M. ATKINSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael J. Atkinson and wife, Jill M. Atkinson, 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 seal, this the 27th day of January, 2006.

Notary Public

JANE GRAZIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9/30/08

RETURN TO: 1873
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214