Davidson County DEEDWARR
Recvd: 02/06/06 10:02 2 pgs
Fees:13.00 Taxes:314.50
20060206-0014319

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 85,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JANUARY, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01254 HLAVATI

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Richard D. Hlavati, II	same	MAP: 148-8
4693 Long Branch		Parcel: 226
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SALLY ANN GATLIN, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RICHARD D. HLAVATI, II, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4693 Long Branch, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 31st day of January, 2006.

Sally Ann Gatlin

Sally Ann Gatlin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, SALLY ANN GATLIN, 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 Brentwood, Tennessee, this 31st day of January, 2006.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 ON THE PLAN OF SECTION NINE, TERRAGON TRAILS, OF RECORD IN BOOK 5200, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 40 FRONTS 50.0 FEET ON THE SOUTHERLY MARGIN OF LONG BRANCH AND EXTENDS BACK 129.34 FEET ON THE EASTERLY LINE AND 147.45 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 82.33 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM MARION THURMAN AND WIFE, EVA M. THURMAN TO BILLY WAYNE GATLIN ET UX SALLY ANN GATLIN AS RECORDED ON THE 6TH DAY OF NOVEMBER, 1979 IN BOOK 5525, PAGE 697 AND QUITCLAIM DEED FROM BILLY WAYNE GATLIN TO SALLY ANN GATLIN, UNMARRIED AS RECORDED ON THE 11TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020611-0070855, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.