REALTY TITLE 15
BOX 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 02/06/06 12:41 2 pgs
Fees:13.00 Taxes:406.63
20060206-0014534

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $109,900.00

Affiant

Subscribed and sworn to before me, this 2nd **day of** February, **2006.**

Notary Public
My commission expires: 1/24/09

15-0601-150628

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Scott Hand 409 Heritage Lane Madison TN 37115	America's Wholesale Lender P.O. Box 10212 Van Nuys, CA 91410	42-07-0-A-061

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Harold E. Barnhill and wife, Nellie Barnhill**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Scott Hand, unmarried**, hereinafter called the Grantee, his successors 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. 224, on the Plan of Heritage Square, Phase Two, of record in Book 5200, Page 318, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harold E. Barnhill and wife, Nellie Barnhill by deed from Rosalyn F. Lemak, unmarried, dated May 5, 2000, of record in Instrument No. 20000511-0047773, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 409 Heritage Lane, 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 Grantees, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, his 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 2nd day of February, 2006.

Harold E. Barnhill

Nellie Barnhill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harold E. Barnhill and Nellie Barnhill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 2nd day of February, 2006.

Amanda Vaughn
Notary Public
State of Tennessee at Large

My Commission expires 1/24/09

