Davidson County DEEDWARR
Recvd: 02/08/06 10:01 2 pgs
Fees:13.00 Taxes:381.10

20060208-0015489

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 3rd day of February, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Benjamin O. Hankemeier
Annie L. Thornton
846 Denson Ave.
Madison, Tennessee 37115

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

052-05-0-054.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joey E. Warren, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Benjamin O. Hankemeier, unmarried and Annie L. Thornton, unmarried, hereinafter referred to as 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. 19 of Block J, on the Revised Plan of Power and Roth's Madison Park, as of record in Book 843, Page 7, Register's Office for said County.

Said Lot No. 19 fronts 60 feet on the westerly said of Denson Avenue, formerly Idlewild Avenue, and runs back between parallel lines, 190 feet to a dead line.

Being the same property conveyed to Joey E. Warren by Warranty Deed from John M. Adams, Jr., Vernon S. Adams and Elizabeth Stewart of record in Instrument No. 20051003-0118675, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2006, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth per Plat Book 843, Page 7, Register's Office of said County.

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 846 Denson Ave., 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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 3rd day of February, 2006.

Joey E. Warren

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 Joey E. Warren, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of February, 2006.

Notary Public

My Commission Expires: 11/8/08



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