WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/09/06 08:15 2 pgs
Fees:13.00 Taxes:324.86
20060209-0015959

AMY LEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$87,800.00.** Bonnie Brooks
Affiant

Subscribed and sworn to before me, this the 29th day of December, 2005.
Notary Public

My commission expires: 9/20/08
(AFFIX SEAL)

INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Renee C. Adams	**1st Trust Bank of Savings**	**162-01-0-C-113co**
451 Hickory Glade Drive	**P. O. Box 17257**	
Antioch, TN 37013	**Memphis, TN 38187-0257**	

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, I,

Benjana Chuachalard, unmarried

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

Renee C. Adams, unmarried

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. 113 on the Plan of Hickory Glade, Phase 2, a Planned Unit Development, as of record in Book 6250, Page 889 and as amended in Book 6900, Page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Benjana Chuachalard, by Warranty Deed from Brenda L. Laird, married, of record in Book 11753, Page 463, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Hickory Glade, Phase One, of record in Book 6824, Page 929 and as re-recorded in Book 6898, Page 896, and as amended in Book 6824, Page 952 and re-recorded in Book 6898, Page 919 and further amended in Book 6898, Page 920, Book 6957, Page 473, Book 7959, Page 869 and Instrument No. 20031223-0182416, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is Improved (X) unimproved (____) property, known as: **451 Hickory Glade Drive, 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 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 this **29th** day of **December, 2005.**

Benjana Chuachalard

Benjana Chuachalard

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 **Benjana Chuachalard,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **December, 2005.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.