RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

WARRANTY DEED

P-06-405

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

DARRIS DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CoCo Thomas	new owner	
405 Benzing Rd.	(NAME)	162-10-198
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CYNTHIA R. HUNT AND HUSBAND TRAVIS HUNT
, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto COCO THOMAS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot NO. 5 on the Plan of Tabitha Heights, of record in Plat Book 4660, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds.
Being the same property conveyed to Cynthia R. Taylor, unmarried, by Deed dated 12/1/1995 in Book 9879 page 662, Register's Office for Davidson County, TN. The said Cynthia R. Taylor is now known as Cynthia R. Hunt.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 405 Benzing Rd., Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 02/10/06 15:05 2 pgs
Fees:13.00 Taxes:418.10

20060210-0016769

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/our hand(s) this 6th day of February, 2006.

Cynthia R. Hunt

Cynthia R. Hunt

Travis Hunt

STATE OF Tennessee

COUNTY OF Davidson

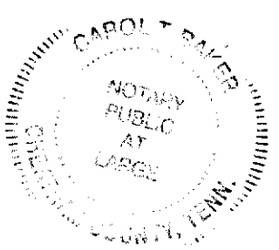
I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Cynthia R. Hunt personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th day of February, 2006.

Notary Public

My Commission Expires: 2/15/09

(SEAL)



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800