WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/13/06 14:30 2 pg
Fees:13.00 Taxes:514.30

20060213-0017312

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .
My Commission Expires JULY 21, 2007
(AFFIX SEAL)

CHRISTY WILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLENE WALKER	ABN AMRO Mortgage Group, Inc	MAP 161-3 ARCEL 154
(NAME)		
5016 NORTH HILSON ROAD	6300 Interfirst Drive	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	Ann Arbor, Michigan 48108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MARY V. MANKIN, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLENE WALKER**, HEREINAFTER CALLED THE GRANTEE, HER 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. 35, on the Plan of McMurray Park, of record in Plat Book 5050, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete.

Being the same property conveyed to Mary V. Mankin by deed of record in Instrument No. 20011024-0116105, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is made subject to : Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, page 89, said Register's Office, which plan shows a 20-foot minimum building setback line from North Hilson Drive, and 10 foot easement for public utility and drainage purposes along the rear line(s); Restrictions of record in Book 5185, page 137, said Register's Office.

This is improved property, known as 5016 NORTH HILSON DRIVE, NASHVILLE, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 13th day of February, 2006.

MARY V. MANKIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, MARY V. MANKIN, a single woman, the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this 1st of February, 2006.

Commission expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

Notary Public