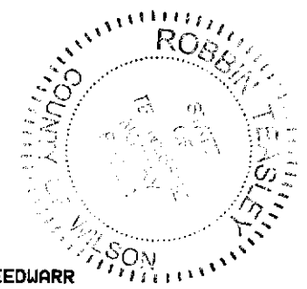
File No. 60081

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 02/17/06 10:34 2 pgs
Fees:13.00 Taxes:506.53



20060217-0019276

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-27-2006

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard
Suite 115
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry E. Slayden	CTX Mortgage Company	053 06 0A 187.00
(NAME)	(NAME)	
1768 Merritt Street	PO Box 199114	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas, TX 75219-9114	
(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, WE, Carol Annette Smith and John Smith, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry E. Slayden, 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:

Being Lot No. 187 on the Plan of Waterford, Phase 2, as of record in Plat Book 7900, Pages 412 and 413, 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 Carol Annette Smith and John Smith, wife and husband by deed from Harold W. Harper and wife, Donna B. Harper, dated June 27, 2003, of record in Instrument No. 20030702-0091329, Register's Office, Davidson County, Tennessee.

Subject to open space deed to Waterford Homeowners Association of record in Book 9393, page 831, said Register's Office.

Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 7463, page 294, Book 8699, page 462, Book 9530, page 185 and Book 8694, page 216, said Register's Office.

Subject to a right-of-way easement of record in Book 2024, page 225, said Register's Office.

Subject to a sewer easement of record in Book 1717, page 30, said Register's Office.

John Smith executed this instrument on behalf of Carol Annette Smith pursuant to a Power of Attorney of record in Instrument No. 20060217-0019275 Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1768 Merritt Street, Old Hickory, TN 37138

(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.

File No. 60081
Witness our hands this 10th day of February, 2006.

John Smith

John Smith

Carol Annette Smith by John Smith POA

Carol Annette Smith

By: John Smith

John Smith her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of February, 2006.

Commission expires:

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp July 19 2008

Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Smith with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Carol Annette Smith as her Attorney in Fact as the free act and deed of the within named Carol Annette Smith.

Witness my hand and official seal this 10th day of February, 2006.

Commission expires:

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp July 19 2008

Notary Public