03

Realty Title

48-A

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060015

Send Tax Bills To:
New Owner

Davidson County DEEDWARR
Recvd: 02/28/06 16:02 2 pgs
Fees:13.00 Taxes:668.22
20060228-0023223

New Owner is:
Debra Lopez
6040 Firelight Trail
Antioch, TN 37013

MAP: 176-05-O-B
PARCEL: 50.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Craig F. Wall and wife, Danyelle Wall**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Debra Lopez and Linsey Lopez** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 145 on the Plan of Hickory Woods Estates, Section "C", of record in Plat book 6900, page 885 thru 887, Register's Office for Davidson county, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Craig F. Wall by Warranty Deed from Continental Development and Construction, Inc., a Tennessee corporation dated December 1, 1998, recorded December 3, 1998, in Book 11235, page 243, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

CFW DW
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8th day of February, 2006.

GRANTOR:

Craig F. Wall

Danyelle Wall

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Craig F. Wall and Danyelle Wall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 8th day of February, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $180,600.00.

Affiant

SWORN TO and subscribed before me this 8th day of February, 2006

NOTARY PUBLIC

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My commission expires:

7/22/2009