Record 131

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/06 08:41 2 pgs
Fees:13.00 Taxes:832.50
20060302-0023972

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$225,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of February 20 06

Notary Public

My Commission expires: (Affix Seal) 8/20/06

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Donald T. Calhoun	SAME	116-04-0-192.00
1629 Centenary Drive		
Richardson, TX 75081		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **J.F. Tarkington, Jr. and Ray E. Tarkington, J. F. Tarkington Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Donald T. Calhoun and Clara J. Calhoun, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 22-B on the plan of Resubdivision of Lot 22 of Kenner-Manor Land Company's Subdivision, of record in Book 4060, page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to J.F. Tarkington, Jr. and Ray E. Tarkington, by deed from Wesley K. Ramsey and wife, Ruth W. Ramsey, on September 14, 1967, of record in Book 4171, page 333, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 116-04-0-192.00.
- Subject to all matters as shown on the Plan of record in Book 4060, page 67, Register's Office Davidson County, Tennessee.

This is improved property known as: **174 Kenner Avenue, Nashville, TN 37205**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 28, 2006.

Ray E. Tarkington

Ray E. Tarkington

J. F. Tarkington Jr.

J. F. Tarkington Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **J.F. Tarkington, Jr. and Ray E. Tarkington,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 28, 2006

My commission expires 8/20/06

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY