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box186

THIS INSTRUMENT PREPARED BY:
Judy S. Wells, Attorney
7101 Executive Center Drive, Suite 151
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 03/06/06 15:16 2 pgs
Fees:13.00 Taxes:1997.63
20060306-0025843

WARRANTY DEED

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Donald M. Cunningham**, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **William D. Rector and wife, Jennifer C. Rector**, hereinafter called the Grantee, and its assigns, a certain tract of land in Williamson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 28 on the plan of revision two final plat for Chase Creek, as of record in Plat Book 9700, page 524, Register's office for said county, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Donald M. Cunningham by Quitclaim Deed of record in Instrument No. 20050513-0054289 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any applicable restrictions of record in the Register's Office for Williamson County, Tennessee, and to any and all restrictions and easements of public record. Taxes for the year 2006 are hereby assumed by the herein named Grantee.

This is improved property known as 8208 West Chase Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 the 24th day of February, 2006.

Donald M. Cunningham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald M. Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself/herself to be the within named bargainor(s) and who executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 24th day of February, 2006.

Notary Public

My Commission expires:
9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $539,900.00

Affiant

Sworn to and subscribed before me this the 24th day of February, 2006.

Notary Public

My commission expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

New Owner	Send Tax Bills To:	Map & Parcel
William D. Rector	ABN AMRO Mortgage	156-13-0
8208 West Chase Ct.	1201 E. Lincln	026.00
Nash, TN 37221	Madison Hights MI 48071-4171	