WARRANTY DEED

SANDRA GOLDEN-WOODS Notary Public At Large DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Christy Cunningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8TH DAY OF FEBRUARY, 2006.

Sandra Golden-Woods
Notary Public At Large

MY COMMISSION EXPIRES: November 25, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Service Inc., 2672 Mount Juliet Road, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherry Burns	New Century Mortgage Corporation	Map 63
(NAME) 220 Hadley Bend Blvd.	(NAME) 1117 Perimeter Ctr W	Group 8
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Atlanta, GA 30338	Parcel 110
(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, Ronnie Hall, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherry Burns, 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:

Land in the 4th Civil District, being the whole of Lot No. 11, Block P on the plan of Hadley's Bend City, which plan is of record in Plan Book 42, page 120, Register's Office for Davidson County, Tennessee, and fronts fifty (50) feet on Hadley Bend Boulevard, and runs back between parallel lines two hundred twenty (220) feet

Being the same property conveyed to Ronnie Hall by deed from The Estate of Dortha W. West dated 8/1/05, of record in record Instrument No. 20050804-0091857, rerecorded in Instrument No. 20051103-0133224, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 421, page 120, Register's Office for Davidson County, Tennessee, which has not been violated to dated, and violation shall not cause reversion or forfeiture of title.

Subject to easement and intrusions Sanitary Sewer Easement in record Book 10689, page 558, Register's Office for Davidson County, Tennessee,

unimproved ☐

This is improved ☒ property, known as 220 Hadley Bend Blvd., 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.

Witness my hand this 8th day of February, 2006.

Davidson County DEEDWARR
Recvd: 03/08/06 09:27 2 pgs
Fees:13.00 Taxes:414.40

20060308-0026735

Ronnie Hall
by Sherry Burns as
Power of Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State, the within named Ronnie Hall , the bargainor(s), with whom I am personally aquainted or proved to me on the basis

of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 8th day of February, before me Personally appeared before me, the undersigned, a Notary Public in and for said State, the within named Margarette Morgan with whom I am personally aquainted that she executed the within instrument on behalf of Ronnie Hall as his Attorney in Fact as the free act and deed of the within named Ronnie Hall

Witness my hand and official seal at Mount Juliet, Tennessee this 8th day of February, 2006.

Commission expires: November 25, 2006

SANDRA GOLDEN WOODS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sandra Golden Woods Notary Public