Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075



My Commission Expires MAY 28, 2006

05-0602-62747

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $81,500.00

Affiant

Subscribed and sworn to before ~~me, this~~ 3rd day of March, 2006.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary D. Little 106 Cedarwood Lane Madison TN 37115	OWNER	43-02-0-A- 10600CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nancy D. Minchey, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary D. Little, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit D-106, on the Plan of Cedarwood Courtyard Homes, of record in Book 5200, Page 60-61 and Clarification in Book 5497, Page 800, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nancy D. Minchey by deed from Loreda J. Denny aka Loreda Jean Denny, dated 5/25/05, recorded 5/26/05, of record in Instrument No. 20050526-0059664, Register's Office for Davidson County, Tennessee.

Carl Minchey, spouse of Nancy D. Minchey, joins in the execution of this instrument to convey his marital interests, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 106 Cedarwood Lane, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/08/06 10:13 2 pgs
Fees:13.00 Taxes:301.55



20060308-0026784

WITNESS my hand this 3rd day of March, 2006.

Nancy D. Minchey

Carl Minchey

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy D. Minchey and Carl Minchey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 3rd day of March, 2006.

State of Tennessee at Large

My Commission expires

5/28/2006



My Commission Expires MAY 28, 2006