Davidson County DEEDWARR
Recvd: 03/08/06 11:15 2 pgs
Fees:13.00 Taxes:1073.00

20060308-0026907

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$290,000.00**.

Affiant

Subscribed and sworn to before me, this the 6th day of March, 2006.

Notary Public

My commission expires: (AFFIX SEAL)

MELISSA L. SANDERS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 300, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas G. Eubanks	**Realty Mortgage Corporation**	**161-9-51**
5520 Granberry Heights	**7000 Executive Center Drive, Ste 200**	
Brentwood, TN 37027	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Edward H. Fryer and wife, Virginia E. Fryer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas G. Eubanks and wife, Sherie A. Eubanks

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. B on the Plan of Addition of Granberry Heights, as of record in Book 5210, Page 345, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward H. Fryer and wife, Virginia E. Fryer by deed from Richard W. Quisling and wife, Pamela D. Quisling dated September 5, 1991, of record in Book 8442, Page 188, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **5520 Granberry Heights, Brentwood, TN 37027**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 6th day of March, 2006.

Edward H. Fryer

Virginia E. Fryer

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edward H. Fryer and wife, Virginia E. Fryer,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **6th** day of **March, 2006.**

Robin S. Edwards
Notary Public

My Commission Expires: 3/28/07

