Return to:
TN Title & Escrow
1608 Roy Cove
Lavergne, TN 37086

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

Subscribed and sworn to before me, this 14th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-17-07

(AFFIX SEAL)

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ET-06-0123

Davidson County DEEDWARR
Recvd: 03/08/06 14:02 2 pgs
Fees:13.00 Taxes:414.40

20060308-0027201

THIS INSTRUMENT WAS PREPARED BY
Mary Frances Rudy, Attorney at Law
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fredrick Huss	Fredrick Huss (NAME)	
719 Linden Green	2202 Oak Wood Ct. (ADDRESS)	074 04 112.00
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Franklin TN 37064 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we HELLEN WEST, F/K/A HELLEN SERGIO, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto FREDRICK HUSS AND MARTHA H. HUSS, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 135, on the Plan of Hermitage Hills, Section 12, Revised, of record in Plat Book 4675, page 113; and in Book 4675, page 125, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Hellen Sergio by Deed from Reynolds-Crowe 1, a partnership, composed of Kenneth K. Reynolds and Julien Keith Crowe, executed on January 31, 1995, of record in Book 9589, page 519, Register's Office of Davidson County, Tennessee.

PURSUANT TO "FINAL DECREE OF DIVORCE," of record in Book 9853, page 973, Register's Office of Davidson County, Tennessee; SAID PROPERTY IS DIVESTED FROM DEFENDANT (Thomas Mark Sergio) AND VESTED IN PLAINTIFF (Hellen Delain Raney Sergio).

Mike West spouse of Hellen West joins in this conveyance to convey marital rights and interest to said property.

Fredrick Huss and Fredrick Lee Huss is one and the same person.
Subject to Restrictive Convenants of record in Deed Book 4820, page 611; and as Amended in Book 4960, page 506; and in Book 4969, page 667, Register's Office of said County.

This conveyance is subject to any and all restrictions and easements of record, if any.

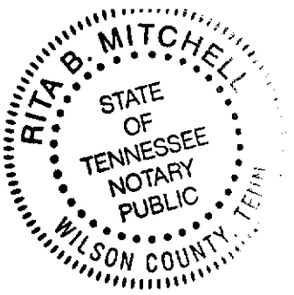
unimproved ( )
This is improved (X) property, known as 719 Linden Green, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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/our hand(s) this 14th day of February, 2006.

Hellen West

Mike West



STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hellen West and Mike West, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 14th day of February, 2006.

My Commission Expires: 6-17-07

Rita B. Mitchell
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 14th day of February, 2006.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122