WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/06 11:16 3 pgs
Fees:18.00 Taxes:345.03

20060315-0029785

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 93,250.00

Lloyd T. Owen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF March, 2006

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd T. Owen and wife,	**SAME AS NEW OWNERS**	MAP 51-10E
Thelma Ann (NAME) Owen	(NAME)	
8599 Coopertown Road		PARCEL 23
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, John R. Haggitt and Susan H. Woody and Mark R. Haggitt, as Devisees under the Will of Eldora Haggitt, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lloyd T. Owen and wife, Thelma Ann Owen

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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Being Unit No. 23, Madison, Davidson County, Tennessee 37115, and a part of Oakland Trace Condominiums-Phase III, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of Record in Book 7506, Page 623, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat of Oakland Trace Condonimiums-Phase III as shown of record in Book 7506, Page 640, said Register's Office, for a more complete description thereof.

Being the same property conveyed to Eldora R. Haggitt by Warranty Deed from Robert B. Jones and wife, Andrea S. Jones of record in Book 8608, Page 428 and re-recorded in Book 8643, Page 291, Register's Office for Davidson County, Tennessee. The said Eldora R. Haggitt having since died testate on January 7, 2006. By Last Will and Testament of Eldora Haggitt, Seventh Circuit Court for Nashville, Davidson County, Tennessee, Probate Division, Docket No. 06-45, the Devisees under said Will are named as follows: John R. Haggitt, Rodger C. Haggitt, Susan H. Woody and Mark R. Haggitt. [illegible] The said Rodger C. Haggitt having died on June 28, 2000 did predecease the Testator, and by the terms of said Last Will and Testament of Eldora Haggitt, any deceased child's portion would be distributed among the surviving children of the Testator.

CONTINUED

unimproved ( )
This is improved (X) property, known as 813 Lewis Court, Unit 23, Madison, TN 37115
(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 our hand s this 13th day of March 2006

John R. Haggitt by Mark R. Haggitt his attorney in fact — Mark R. Haggitt

Susan H. Woody by Mark R. Haggitt her attorney in fact
Susan H. Woody

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named [illegible] Mark R. Haggitt

the bargainor xx, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 13th day of March, 2006.

Commission expires March 25, 2006

[Signature: Deanie L. Gregory]
Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, ______, a Notary Public within and for the State and County 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 ______, and attesting the same by the said ______ as such ______.

Witness my hand and official seal at office at ______ on this the ______ day of ______, ______.

My commission expires ______

______
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of March, 2006, before me personally appeared Mark R. Haggitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John R. Haggitt, and acknowledged that he executed the same as the free act and deed of John R. Haggitt.

Witness my hand and official seal at office at Madison, Tennessee, this 13th day of March, 2006.

My commission expires: 3/25/2006

[Signature: Deanie L. Gregory]
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of March, 2006, before me personally appeared Mark R. Haggitt, to me known(or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Susan H. Woody, and acknowledged that he executed the same as the free act and deed of Susan H. Woody.

Witness my hand and official seal at office at Madison, Tennessee, this 13th day of March, 2006.

My commission expires: 3/25/2006

[Signature: Deanie L. Gregory]
Notary PUblic

LEGAL DESCRIPTION CONTINUATION

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2006 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE COVENANTS, CONDITIONS, RESTRICTIONS AND OBLIGATIONS AS SET FORTH IN MASTER DEED FOR OAKLAND TRACE CONDOMINIUMS-PHASE III OF RECORD IN BOOK 7506, PAGE 623, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ALL AMENDMENTS THERETO, AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., AS MAY BE SET FORTH ON THE PLAT OF OAKLAND TRACE-PHASE III OF RECORD IN BOOK 7506, PAGE 291, SAID REGISTER'S OFFICE.