Davidson County DEEDWARR
Recvd: 03/16/06 10:45 2 pgs
Fees:13.00 Taxes:488.40

20060316-0030405

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
2528 N. Mt. Juliet Road
MT. JULIET, TN 37122
06TN00792

WARRANTY DEED

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$132,000.00

Betty S. Magee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of March, 2006

Connie Hooper
Notary Public

MY COMMISSION EXPIRES: 2/24/09

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 2528 N. MT. JULIET ROAD, MT. JULIET, TN 37122

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty S. Magee	**PrimeTrust Bank**	**096-16-0-118.00**
747 Fitzpatrick Road	**7651 Hwy. 70 South**	
	Nashville, TN 37221	
Nashville, TN 37214		

FOR AND IN 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,

Randall Warfield and wife Angela Warfield

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

Betty S. Magee unmarried

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:

Being Lot No. 7, on the Plan of Section One-A, Larchwood, as shown on plat of record in Plat Book 5060, page 137, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Randall Warfield and wife, Angela Warfield, by Warranty Deed from Margaret Giffen, unmarried, dated 5-31-00 and recorded 6-5-00 in Instrument No. 200006050055790, and re-recorded on 6-7-01 in Instrument No. 20010607-0060165, and being further conveyed to The Warfield Family Trust, with Dennis L. Nordhoff as Trustee, by Warranty Deed from Randall Warfield and wife, Angela Warfield, dated 10-23-03 and recorded 12-22-03 in Instrument No. 20031222-0181968, and being further conveyed to Randall Warfield and wife, Angela Warfield, by Quitclaim Deed from The Warfield Family Trust, with Dennis L. Nordhoff, as Trustee, dated 11-15-04 and recorded 11-29-04 in Instrument No. 20041129-0141179, and also recorded 12-3-04 in Instrument No. 20041203-0144192, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 5158, page 918 and Book 5479, page 443; and all matters shown on plat of record in Book 5060, page 137, in the Register's Office of Davidson County, Tennessee.

This is improved (X) property known as **747 Fitzpatrick Road, Nashville, TN 37214**

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 hands this 15th day of March, 2006

Randall Warfield

Angela Warfield

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 Randall Warfield and wife Angela Warfield 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 15th day of March, 2006.

Commission Expires: 2/24/09

Connie Hooper
Notary Public

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

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 _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____

_____
Notary Public