SEND TAX BILLS TO:

Tommy Hanvy
4816 Peppertree Drive
Antioch, TN 37013-1627

THIS INSTRUMENT PREPARED BY:

Wm. Kennerly Burger
BURGER, SISKIN, SCOTT & McFARLIN
12 Public Square North
Murfreesboro, TN 37130
(615) 893-8933
BASED UPON INFORMATION PROVIDED BY THE PARTIES

NAME AND ADDRESS OF NEW OWNERS:

Same

Map No. 176-01-0

Parcel No. 081.00

Davidson County DEEDWARR
Recvd: 03/22/06 14:18 2 pgs
Fees:13.00 Taxes:37.00
20060322-0032853

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Thousand ($10,000.00) Dollars, paid to Betty J. Beard for her one-half (½) interest, and other good and valuable consideration, including the Grantee's assumption of the mortgage to Countrywide Homes, and the receipt of which is hereby acknowledged, We, **FATE THOMAS HANVY** and **BETTY J. BEARD, Grantors,** as tenants in common, herewith conveys all of their right, title and interest in fee simple, to **FATE THOMAS HANVY**, individually, his heirs and assigns forever, a certain tract or parcel of land in Davidson County, Tennessee described as follows:

> Being Lot No. 164 of Peppertree Subdivision, Section 16, as of record in Plat Book 8250, page 195, Register's Office for Davidson County, Tennessee, to which plat reference is hereby mad for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

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. We 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.

WITNESS OUR HANDS this 15 day of July, 2005.

Fate Thomas Hanvy

Betty J. Beard

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public at Large for Tennessee, the within named Fate Thomas Hanvy and Betty J. Beard, the bargainor, with whom I am personally acquainted and who acknowledge that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, this 15 day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 3-

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Ten Thousand Dollars ($10,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this 15 day of July, 2005.

Notary Public

My Commission Expires: 3-17-07

G:\BELINDA\REALES~1\HANVY\WARRANTY.WPD