WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/06 09:37 2 pgs
Fees:13.00 Taxes:536.50
20060323-0033136

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$145,000.00.**

Affiant

Subscribed and sworn to before me this 22 day of March, 2006

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kelvin Talley	SAME	148-07-0-080.00
712 Saddle Trail Ct		
Hermitage TN, 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dennis W. Sweatt and Katrina A. Sweatt, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kelvin Talley**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 803 on the plan of Cherokee Hills, Section VIII, of record in Book 3700, page 154, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Denise Drive, Common Corner of Lots 802 and 803; thence with the line between said lots southwardly 168.0 feet to a monument at the rear corners of lots 803 and 804; thence with the line between said lots westwardly 179.6 feet to a point in the easterly margin of Denise Court; thence with the margin of same, northwardly 66.6 feet to a point at the beginning of a curve to the right having a radius of 25 feet; thence around said curve northwestwardly 34.0 feet to a monument in the southerly margin of Denise Drive; thence with the margin of the same eastwardly 77.3 feet to the point of beginning.

Being the same property conveyed to Dennis W. Sweatt and wife Katrina A. Sweatt by deed from Thomas K. Rogers, on March 15, 2006, of record in Instrument Number 20060316-0030682, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Deed of Trust to Taylor Bean & Whitaker of reocrd in Instrument Number 20060316-0030683, Register's Office for Davidson County, Tennessee
- Deed of Trust to Regions Bank of record in Instrument Number 20060321-0032067, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on the Plan of record in Book 3700, page 154, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4198, page 609, Register's Office for Davidson County, Tennessee.
- Easement for Avigation of record in Book 8974, page 362, Register's Office fro Davidson County, Tennessee.

This is improved property known as: **111 Denise Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 22, 2006.

Dennis W. Sweatt

Katrina A. Sweatt

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dennis W. Sweatt and Katrina A. Sweatt, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 22, 2006

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY