Davidson County DEEDWARR
Recvd: 03/31/06 08:40 2 pgs
Fees:13.00 Taxes:542.05

20060331-0036383

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THAT 29 DAY OF March, 2006.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

AMY BETH ELMORE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin K. & Mary Denise McLaurine 203 Bonnaridge Drive Hermitage, TN 37076	GMAC Mortgage Corporation P. O. Box 569760 Dallas, TX 75356	Map 75-09 Parcel 120

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,

Karen M. Brasher k/n/a Karen M. Selesky, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Calvin K. McLaurine and wife, Mary Denise McLaurine

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 282 ON THE PLAN OF HERMITAGE HILLS, SECTION 2, OF RECORD IN BOOK 2900, PAGE 112, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO 282 FRONTS 90.0 FEET ON THE NORTHERLY MARGIN OF BONNARIDGE DRIVE AND EXTENDS BACK 154.8 FEET ON THE SOUTHEASTERLY LINE AND 150.00 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 78.3 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO KAREN M. BRASHER, MARRIED, BY DEED FROM DONALD J. WILLIAMS AND WIFE, PATRICIA GAY WILLIAMS, DATED APRIL 27, 1998, AND OF RECORD IN BOOK 10905, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO KAREN M. BRASHER BY QUITCLAIM DEED FROM PHILLIP M. BRASHER, DATED SEPTEMBER 10, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20011002-0106278, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3096, Page 5, and in Book 3671, Page 572, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 203 Bonnaridge Drive, Hermitage, TN 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 hand(s) this 29 day of March, 2006.

Karen M. Selesky

Karen M. Selesky

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Karen M. Brasher k/n/a Karen M. Selesky, unmarried, with whom I am personally acquainted, (or who 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, at office, this 29 day of March, 2006.

Amy Beth Elmore
NOTARY PUBLIC

My Commission Expires:

AMY BETH ELMORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAR. 22, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076