# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/06 13:32 2 pgs
Fees:13.00 Taxes:410.70

20060331-0036761

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2006

Notary Public:

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Joseph Wade Green | Franklin American Mortgage Company | Map 62 |
| 2630 Paddle Wheel Drive | 501 Corporate Center Dr., Suite 400 | Group 2-0-A |
| Nashville, TN 37214 | Franklin, TN 37067 | Parcel 40 CO |

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

**Kimberly A. Colbert f/k/a Kimberly A. Stegall, married**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Joseph Wade Green, unmarried and Wade T. Green, married**

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. 8-B, Resubdivision of Lots 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, and 12B on the Plan of River Trace Estates, Phase I, Section I, as of record in Plat Book 6900, Page 324, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kimberly A. Stegall, unmarried, by deed from Shawn Christopher Warmath and wife, Gini Whitefield Warmath, of record in Instrument 20011207-0135309, and re-recorded in Instrument 20011218-0139431, Register's Office for said County. The said Kimberly A. Stegall is now known as Kimberly A. Colbert.

This conveyance is subject to Restrictions and By-Laws of record in Book 6851, Page 370; Book 6982, Page 747; Instrument 20011126-0128569; and Book 6851, Page 390, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 324, said Register's Office; (3) TVA Transmission Line Easement of record in Book 1163, Page 341, said Register's Office; (4) Flowage Easement of record in Book 2022, Page 83, said Register's Office; (5) Easement of record in Book 3959, Page 595, said Register's Office; (6) Grant and Agreement of record in Book 7030, Page 798, said Register's Office; (7) Slope Easement of record in Book 7296, Page 484, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Kimberly A. Stegall and Kimberly A. Colbert being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 2630 Paddle Wheel Drive, 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.

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Witness my hand this 30th day of March, 2006.

Kimberly A. Colbert

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 Kimberly A. Colbert, f/k/a Kimberly A. Stegall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2006.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ZANA C
TEN
NOTARY PUBLIC
DAVIDSON COUNTY, TEN

FILE BOX 45