2228
box 186

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/06 16:12 2 pgs
Fees:13.00 Taxes:332.63
20060404-0038609

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS
$89,900.00.

Affiant

Subscribed and sworn to before me this 31 day of March 2006

Notary Public
My Commission expires: 11-14-09
(Affix Seal)

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
Carrie L. Eaton	American Home Mortgage	163-11-0-A-31.00 CO
404 Oak Forge Drive	P.O. Box 660029	
Antioch, TN 37013	Dallas, Tx 75266-0029	

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, **Melinda Vallem, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Carrie L. Eaton and husband, Tate C. Eaton**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 31 on the plan of Third Revision, Bell Forge Village, Section Two, of record in Book 6900, page 250, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melinda Vallem, unmarried, by deed from Mark F. Chapman aka Mark Francis Chapman and wife, Amelia Dianne Chapman, on August 27, 2004, of record in Instrument Number 20040830-0104314, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 163-11-0A-31.00CO.
- Subject to all matters as shown on the Plan of record in Book 6900, page 250, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6350, page 858; and Book 7224, page 209, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6887, page 495; and Book 7491, page 883, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 7224, page 241; and Book 7461, page 656; and Book 7552, page 83, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6040, page 576; and Book 6306, page 644; and Book 11348, page 899, Register's Office for Davidson County, Tennessee.

This is improved property known as: **404 Oak Forge 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 31, 2006.

Melinda Vallem

BY: Melinda Vallem, by Dena M. Willis, her attorney in fact
Dena M. Willis, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Dena M. Willis,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Melinda Vallem,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Melinda Vallem**, the bargainor(s), by the said **Dena M. Willis**, as Attorney-in-Fact.

WITNESS my hand and seal, this 31 day of March, 2006.

Daphne M. Davis My Commission Expires: 11-14-09

NOTARY PUBLIC

