20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/06 14:12 2 pgs
Fees:13.00 Taxes:462.50

20060413-0042725

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF April 2006

Notary Public

MY COMMISSION EXPIRES: 9/22/07

DANIEL WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean C. Yount (NAME)	Same As New Owner (NAME)	MAP 42.04
1861 Highway 41S (ADDRESS)	(ADDRESS)	PARCEL 18.00
Greenbrier, TN 37073 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, William E. Murrell and wife, Joyce M. Murrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jean C. Yount, Unmarried

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:

A tract of land in the 11th, formerly 19th, Civil District of Davidson County, Tennessee, BEING Lot No. 7 on the Map of Bransford Realty Company's Amqui Subdivision, as of record in Book 421, pages 38 and 29, Register's Office for said County, described as follows:

BEGINNING in the center of Highland Circle at the corner of Lots Nos. 7 and 8; thence with the center of said Circle in an easterly direction 265 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots, north 4 deg. east 900 feet to the northerly line of said plan of lots; thence with said line, north 85 1/2 deg. east 263 feet to the northwest corner of Lot No. 7; thence with the line between Lots Nos. 7 and 8, south 4 deg. west 875 feet to the point of beginning, containing 5.30 acres, more or less.

BEING the same property conveyed to William E. Murrell by Warranty Deed dated August 5, 1994, from Valera Ferguson, of record in Book 9431, page 271, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Joyce M. Murrell joins in this conveyance to relinquish any and all right,

CONTINUED

This is improved (X) unimproved ( ) property, known as 1019 Highland Circle, Madison, TN 37115
(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 our hand s this 11th day of April 2006

Wm. E. Murrell
William E. Murrell

Joyce M. Murrell
Joyce M. Murrell

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 William E. Murrell and wife, Joyce M. Murrell

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 11th day of April 2006.

Commission expires 9/22/07

DANIEL WOCKNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION:

marital, homestead, or otherwise, which she may have in the herein described property, by virtue of her marriage to William E. Murrell.