WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/06 13:04 1 pgs
Fees:13.00 Taxes:81.40

20060421-0045988

STATE OF TENNESSEE
COUNTY OF Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 22,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 21 DAY OF April, 20 06

Deputy Register

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:
James Sleeth	New Owner	Map 095
2644 Hibbitts Road		Group 12-0
Nashville, TN 37214		Parcel 241.00

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

Elfriede Muggler

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

James Sleeth, 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:

BEING Lot No. 5, on the Plan of 1st Revision, Hibbitts Road Estates, of record in Instrument 20030805-0110731, (erroneously shown as Instrument 20030805-00110731 on prior deed), Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

2005\207.0147341 S.O.T.

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 (X)

This is Improved ( ) property, known as 2652 Hibbitts Road, 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.

Witness my hand this 12th day of April, 2006.

Elfriede Muggler

Elfriede Muggler

DARLENE WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

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 Elfriede Muggler, 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 this 12th day of April, 2006.

My Commission Expires: My Commission Exp. Jan. 27, 2007

Notary Public