RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2006.

NOTARY PUBLIC

My commission expires: 9/30/06

JANE GRAZIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

Davidson County DEEDWARR
Recvd: 04/27/06 13:55 2 pgs
Fees:13.00 Taxes:477.30
20060427-0048424

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane, Suite 5, Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TROY BRIAN WARNER et ux 127 Hamblen Avenue Old Hickory, Tennessee 37138	Same as new owner	MAP 53-12 PARCEL 17

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY NINE THOUSAND AND NO/100 ($129,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **BOBBY WARNER, married,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **TROY BRIAN WARNER and wife, RENITA WARNER,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 177 of Block "D" on the Map of the Subdivision No. 3 of Life & Casualty Insurance Company's Property at Old Hickory, of record in Book 974, Page 11, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 60 feet on the northeasterly side of Hamblen Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Bobby Warner by Deed from Mel Martinez, Secretary of H.U.D., dated 10/25/02, of record in Instrument# 20021025-0130730, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Book 974, page 11; to any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 127 Hamblen Avenue, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

I, **CAPRICE WARNER,** wife of the aforesaid **BOBBY WARNER,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property as the wife of the aforesaid **BOBBY WARNER.**

WITNESS OUR HANDS, this the 14th day of April, 2006.

BOBBY WARNER

CAPRICE WARNER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Bobby Warner and Caprice Warner, 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 seal, this the 14th day of April, 2006.

Notary Public

My commission expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/30/06