Davidson County DEEDWARR
Recvd: 04/27/06 15:59 2 pgs
Fees:13.00 Taxes:532.80
20060427-0048607

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $144,000.00

Affiant

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 20th day of April, 2006.

Notary Public
My commission expires: 9/20/08

02-0603-44691

Address of New Owner:	Send Tax Bills to:	Tax Information
Anthony S. Venable, Jr. 1525 Market Square Hermitage TN 37076	1st Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187-0257	86-07-0-147

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wanda L. Wilson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anthony S. Venable, Jr. and wife, Melissa A. Venable, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Jackson's Retreat, Phase 5-A, of record in Book 6250, Page 309, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Wanda L. Wilson, unmarried, by deed from Joe S. Case and wife, Pamela B. Case, dated August 16, 1996, of record in Book 10167, Page 45, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1525 Market Square, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of April, 2006.

Wanda L. Wilson

Wanda L. Wilson

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wanda L. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt Juliet, TN, this 20th day of April, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 2-29-08

