Davidson County DEEDWARR
Recvd: 05/03/06 14:49 2 pgs
Fees:13.00 Taxes:1054.50

20060503-0051466

WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$285,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2006.

Notary Public

My commission expires: 5/6/06

(AFFIX SEAL)

DANNY L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Erin N Booker	**SAME**	**174-11-O-A-132.00**
1217 Blairfield Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Melanie Morgan and husband, Walter Morgan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin N Booker, 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 all of Lot No. 424, Cane Ridge Farms, Section 1, Phase 1&3, according to survey and plat of same appearing of record in Instrument No. 200008250083988 and 200106060059239, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sonja Jolly, a single person and Erin N Booker, by Deed from Sonja Jolly, a single person, dated 04/26/2005, of record in Instrument No. 200504260046452, Register's Office for Davidson County, TN.

Being the same property conveyed to Melanie Morgan and husband Walter Morgan by deed from Sonja Jolly, a single person and Erin N. Booker dated 10/31/05 and recorded 11/9/05 in Instrument # 20051109-0135772, Register's Office for Davidson County, Tennessee.

This is improved (__x__) Unimproved (____) property, known as **1217 Blairfield Drive, Antioch, TN 37013**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **28th** day of **April, 2006.**

Melanie Morgan

Walter Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Melanie Morgan and husband, Walter Morgan,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **April, 2006.**

Notary Public

My Commission Expires: 5/20/06

