THIS DOCUMENT PREPARED BY (AND AFTER ~~RECORDING RETURN TO~~):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14645

Davidson County DEEDWARR
Recvd: 05/03/06 14:51 2 pgs
Fees:13.00 Taxes:579.05
20060503-0051468

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Property Address:
508 Leslie Ann Court, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Megan L. Sullivan, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **James Henry, and wife, Martha Henry**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 45, on the Plan of First Revision, Phase Two, Section Three, Brookside Woods, as shown by plat of record in Instrument 200005120048125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Larry Powell Builders, Inc., dated February 6, 2002, and recorded February 11, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 200202110017714.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 28 day of April, 2006.

Megan L. Sullivan {Seal}
Megan L. Sullivan

State of TENNESSEE
County of DAVIDSON

On this the 28 day of April, 2006, before me, the undersigned officer, personally appeared Megan L. Sullivan, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

ROBBIN TEAGUE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $156,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 28 of April, 2006.

Notary Public

My Commission expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY
MY COMMISSION EXPIRES: JAN 12, 2010

Name of Owner and Property Address:
James Henry and Martha Henry
508 Leslie Ann Court
Hermitage, TN 37076

Person Or Entity Responsible For Payment Of Taxes:
SAME AS NEW OWNER

Tax Parcel ID#: 075-12-0B-058.00CO