03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/04/06 12:58 2 pgs
Fees:13.00 Taxes:501.35
20060504-0052024

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $135,500.00

Karen Colbert
Affiant

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

Diane K Mann
Notary Public
My commission expires: 02/22/09

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Peggy Lee Magers 3301 Shakertown Court Antioch TN 37013	New Owner	150-3-52

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, **Noble Properties, Inc.**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Peggy Lee Magers**, hereinafter called the Grantee, her 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. 43, on the Plan of Section Two, "The Country", of record in Book 5050, Page 40, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Noble Properties, Inc. by trustee's deed from Brian J. Brumback, Successor Co-Trustee, dated 1-25-06, of record in Instrument No. 20060214-0017694, 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 3301 Shakertown Court, 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 Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 28th day of April, 2006.

Noble Properties, Inc.

By: _____

its President

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lane Wallace, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Noble Properties, Inc., the within named bargainor, and that he is authorized by Noble Properties, Inc. to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 28th day of April, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09



