WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/06 15:01 2 pgs
Fees:13.00 Taxes:410.70

20060505-0052755

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27TH DAY OF April 2006

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amber Z. Hall (NAME)	American Home Mortgage (NAME)	MAP 072-08
1900 Avalon Drive (ADDRESS)	538 Broadhollow (ADDRESS)	PARCEL 170.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Anthony L. Farris and Robert I. Farris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amber Z. Hall, 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:

LAND in Davidson County, Tennessee, Being all of Lot 17, Virginia Manor according to plat and survey of record in Plat Book 1835, Page 22 of the Register's Office for Davidson County, Tennessee, to which plat and survey reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Anthony L. Farris, Unmarried and Robert I. Farris, married, as joint tenants with the express right of survivorship, by Warranty Deed dated July 8, 2005, of record by Instrument No. 20050718-0083330 and re-recorded by Instrument No. 20050825-0101810 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Anthony L. Farris being one and the same person as Anthony Farris.

Robert I. Farris being one and the same person as Robert Farris.

The Grantors hereby make oath that the described property has never been the principal residence of Anthony L. Farris and Robert I. Farris.

-CONTINUED-

unimproved ( )
This is improved (X) property, known as 1900 Avalon Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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 our hand s this 27th day of April, 2006

Anthony L. Farris

By:
Robert Farris, Attorney-in-fact

Robert I. Farris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of April, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT FARRIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ANTHONY L. FARRIS as his Attorney-In-Fact, and who acknowledged that he as the Attorney-In-Fact executed the same as the free act and deed of the said ANTHONY L. FARRIS.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 27th day of April, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT I. FARRIS, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 27th day of April, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

LEGAL DESCRIPTION CONTINUATION:

Robert Farris executes this instrument as Attorney-in-fact on behalf of Anthony L. Farris, pursuant to the Specific Power of Attorney being recorded by Instrument No. 20060505-0052754 in the Register's Office for Davidson County, Tennessee.