WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$124,900.00.

Nakisha Sanford
Affiant

Subscribed and sworn to before me this 2nd day of May 2006

Notary Public
My Commission expires: 8/23/07
(Affix Seal)

ANDREW H. MALONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 05/09/06 08:49 2 pgs
Fees:13.00 Taxes:462.13
20060509-0053825

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nakisha Sanford	SAME	150-07-0-19.00
3256 New Towne Road		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Royce Murray and wife, Linda Murray**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nakisha Sanford, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 103 on the plan of Towne Village of the Country, Section 1, of record in Book 5200, pages 55 and 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Royce Murray and wife, Linda Murray, by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development of Washington, D.C., on March 29, 2004, of record in Instrument Number 20040407-0039441, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 150-07-0-19.00.
- Subject to all matters as shown on the Plan of record in Book 5200, page 55 & 56, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5289, page 687;and Book 5456, page 511; and Book 5635, page 545; and Book 7402, page 980; and Book 7404, page 295, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3256 New Towne Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this May 2, 2006.

Royce Murray
Royce Murray

Linda Murray
Linda Murray

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Royce Murray and wife, Linda Murray** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 2, 2006

My commission expires 8/2/09

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY