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Davidson County DEEDWARR
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Fees:13.00 Taxes:452.51
20060511-0055270

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#386

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Mario Lavender and Katrina Hammonds	Realty Mortgage Corp.	Map 148-12-
4705 McBride Road	215 Katherine Drive	Parcel 125.00
Antioch, TN 37013	Flowood, MS 39232	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ricky Ezell Rose and wife, Judy L. Painter-Rose,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Mario Lavender and Katrina Hammonds, as joint tenants with right of survivorship and not as tenants in common,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 245, on the Plan of Debra Heights, Section 2, of record in Book 3700, page 39, said Register's Office, to which reference is hereby made for amore complete and accurate description.

Being the same property conveyed to Ricky Ezell Rose and wife, Judy L. Painter-Rose by warranty deed dated May 24th, 1990 from Paul Wayne Patterson and wife, Deborah W. Patterson of record in Book 8118, page 966, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 3949, page 404, said Register's Office.**
3. **Easement of record in Book 5010, page 433, said Register's Office.**
4. **Any and all matters appearing of record in Plat Book 3700, page 39, said Register's Office.**

This is improved property commonly known as **4705 McBride Road, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $122,300.00.

Affiant

Subscribed and sworn to before me this 5th day of May, 2006

Notary public:

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: ~~MY COMMISSION EXPIRES: September 19, 2009~~

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 5th day of **May, 2006**.

Ricky Ezell Rose

Judy L. Painter-Rose

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ricky Ezell Rose and Judy L. Painter-Rose**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 5th day of **May, 2006.**

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: ~~MY COMMISSION EXPIRES: September 19, 2009~~