Davidson County DEEDWARR
Recvd: 05/15/06 13:47 2 pgs
Fees:13.00 Taxes:684.13

20060515-0056769

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $184,900.00

Affiant

BELINDA A. SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 10th day of May, 2006.

Notary Public
My commission expires:

MY COMMISSION EXPIRES:
JAN. 19, 2010

04-0604-52665

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles A. Recker	Bank of America	098-05-0A-112.00
5708 Chestnutwood Trail	3401 West End Ave, Ste 360	
Hermitage TN 37076	Nashville, Tn 37203	

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, Robert N. Clements and wife, Rebecca Clements, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles A. Recker and wife, Diana L. Bibeau, hereinafter called the Grantees, their 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. 95, on the Plan of Section Four, Hampton Hall, of record in Book 11700, Page 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert N. Clements and wife, Rebecca Clements by deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation, dated 11-20-00, of record in Instrument No. 20001205-0119772, 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 5708 Chestnutwood Trail, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 10TH day of May, 2006.

Robert N. Clements

Rebecca Clements

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert N. Clements and Rebecca Clements, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 10TH day of May, 2006.

Notary Public
State of Tennessee at Large

My Commission expires

BELINDA A. SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
JAN. 19, 2010