Davidson County DEEDWARR
Recvd: 05/17/06 10:08 1 pgs
Fees:13.00 Taxes:573.50

20060517-0057615

WARRANTY DEED

RIERA-H06135

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 9/8/07

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny E. Riera, married	Navy Federal Credit Union	53-13-46
(NAME)	(NAME)	
1508 Joe Pyron Drive	31 Inwood Road	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Rocky Hill, CT 06067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RICHARD R. HALL AND HIS WIFE, SANDRA F. HALL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHNNY E. RIERA, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 99, on the Plan of Phase I, Kimbolton, as shown on plat of record in Plat Book 6900, Pages 276, 277 and 278 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Richard R. Hall and his wife, Sandra F. Hall by Warranty Deed from Phillips Builders, Inc. of record on May 16, 1988 in record Book 7544, page 518, said Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved (X) property, known as 1508 Joe Pyron Drive, Madison, Tennessee 37115
(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 my/our hand(s) this 12th day of May, 2006.

Richard R. Hall

Sandra F. Hall

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named Richard R. Hall and his wife, Sandra F. Hall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 12th day of May, 2006.

My Commission Expires: 9/8/07

Notary Public

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.