Davidson County DEEDWARR
Recvd: 05/17/06 11:33 2 pgs
Fees:13.00 Taxes:765.53

20060517-0057759

WARRANTY DEED

P-06-6316

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,900.00

Reginald Lamarr Sensabaugh
Affiant

Subscribed and sworn to before me, this 10th DAY OF May 2006.

Notary Public

MY COMMISSION EXPIRES: 2/15/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reginald L. Sensabaugh	Bank of America	
6316 Paddington Way (ADDRESS)	(NAME) 900 W Trade Street (ADDRESS)	151-9-A-59 CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Charlotte, NC 28255-0001 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY L. HUMPHREYS, UNMARRIED TONI MICHELLE HUMPHREYS UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto REGINALD L. SENSABAUGH, UNMARRIED, hereinafter called the Grantees, 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 Coiunty, tennessee, beign all of Lot No 59, on the plan of Phase I, Section I, Long Hunter Chase, a Planned Unit Development, as shown by plat appearing of record in Plat Book 7900, Pages829-831, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.
Being the same property conveyed to Mary L. Humphreys, by Deed dated 7/1/1998 in Book 11005 page 80, Register's Office for Davidson County, TN.
Property further being conveyed to Mary L. Humphreys, unmarried and Toni Michelle Humphreys, unmarried, by QuitclaimDeed dated 7/21/2003, Instrument #200302010109301, Register's Office for Daivdson County, TN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6316 Paddington Way, Antioch, Tennessee 37013
(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 10th day of May, 2006.

Mary L. Humphreys

Tori Michelle Humphreys

STATE OF Tennessee

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Mary L. Humphreys, unmarried Toni Michelle Humphreys unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th day of May, 2006.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800