Davidson County DEEDWARR
Recvd: 05/18/06 09:38 2 pgs
Fees:13.00 Taxes:482.85

20060518-0058257

WARRANTY DEED

B-CLR-06-1769

STATE OF ~~Tennessee~~ Texas
COUNTY OF Davidson Denton
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,500.00

Dixie L Hankins
Affiant

Subscribed and sworn to before me, this 5th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

ALEJANDRO GARAVAGLIA
NOTARY PUBLIC
STATE OF TEXAS
Exp. 07-01-08

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Serena Hunter	Serena Hunter	
1769 Merritt Street (ADDRESS)	1769 Merritt Street (ADDRESS)	53-6A-194.00CO
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DIXIE L. HANKINS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SERENA HUNTER, UNMARRIED, 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. 194 ON THE PLAN OF PHASE 2, WATERFORD, OF RECORD IN PLAT BOOK 7900, PAGE 412-413, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DIXIE L. HANKINS BY WARRANTY DEED FROM RANDY D. HILL AND SARAH J. DINNIE-HILL, RECORDED ON THE 12TH DAY OF JULY, 1994 IN DEED BOOK 9404, PAGE 552, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1769 Merritt Street, Old Hickory, Tennessee 37138
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 5th day of May, 2006.

Dixie L Hankins
Dixie L. Hankins

STATE OF Tennessee
COUNTY OF Davidson

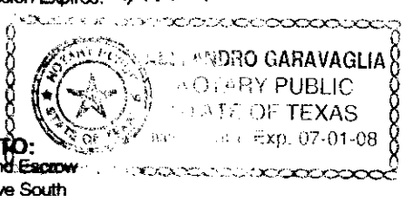
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dixie L. Hankins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of May, 2006.

Notary Public

My Commission Expires: 7/1/07

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903