Davidson County DEEDWARR
Recvd: 05/30/06 09:59 2 pgs
Fees:13.00 Taxes:439.93
20060530-0062842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of May, 2006.

Notary Public

My Commission Expires: 10/10/09

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DONALD R. BARRETT, JR.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Natalie N. Myers, a single woman

1108 Sioux Terrace
Madison, Tennessee 37115

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

052-08-0-195.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert W. Birkhead and wife, Kathy Birkhead hereinafter referred to as Grantors, hereby transfers and conveys toNatalie N. Myers, a single woman, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 76 on the Subdivision of Lots No. 55 & 56 on the Plan of Meadow Bend Subdivision, Section III, of record in Plat Book 6200, page 450, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert W. Birkhead and wife, Kathy Birkhead by Warranty Deed from Michael Kaufman and wife, Debbie Koufman of record in Book 8501, page 352, Register's Office for Davidson County, Tennessee, dated Novmeber 26, 1991.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6200, Page 450, Register's Office of said County.

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1108 Sioux Terrace, Madison, TN 37115.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 22nd day of May, 2006.

Robert W. Birkhead

Kathy Birkhead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert W. Birkhead and wife, Kathy Birkhead, 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 22nd day of May, 2006.

Notary Public

My Commission Expires: 10/10/09

