Davidson County DEEDWARR
Recvd: 06/01/06 10:43 2 pgs
Fees:13.00 Taxes:558.33

20060601-0064361

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$150,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF May, 2006.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: May 3, 2010
(AFFIX SEAL)

JENNIFER L. WISE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND ~~TAX BILLS~~ TO:	MAP-PARCEL NUMBERS
Mason W. Howard & Shane M. Thompson 1864 Brookmeadow LN. Hermitage, TN 37076	First Franklin Financial 320 Seven Springs Way Ste 200, Brentwood TN. 37027	Map 64-16, Group D Parcel 90

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Leslie Falls, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mason W. Howard, single and Shane M. Thompson, married

Hereinafter called the grantees, their heirs 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. 257 ON THE PLAN OF SECTION TWO, TRUXTON PARK OF RECORD IN INSTRUMENT NUMBER 20010515-0049898, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LESLIE FALLS, UNMARRIED, BY DEED FROM AMY LEEPER, AN UNMARRIED WOMAN, DATED AUGUST 25, 2004, AND OF RECORD IN INSTRUMENT NUMBER 20040827-0104015, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20010515-0049898, Register's Office for Davidson County, Tennessee.
3) Property is subject to Truxton Park-Section Two, a Planned Unit Development, Charter of Record in Instrument Number 20001101-0108603, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Instrument Number 20001101-0108604, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 20001030-0107559, and supplemented in Instrument Number 20010522-0052910, said Register's Office.
4) Property is subject to easement for Agreement for Storm Water Detention to Metro Government in Instrument Number 20000824-0083612, said Register's Office.
5) Property is subject to easement for common/open areas to Truxton Park H.O.A. of record in Instrument Number 20050311-0027267, said Register's Office.
6) Property is subject to Restrictive Covenants contained in Instrument Number 20001030-0107559, and supplemented in Instrument Number 20010522-0052910, Register's Office for Davidson County, Tennessee.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1864 Brookmeadow Lane, Hermitage, TN 37076
(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 hand(s) this 26 day of May, 2006.

Leslie Falls

STATE OF ALABAMA

COUNTY OF MONTGOMERY

Personally appeared before me, Leslie Falls, unmarried, with whom I am personally acquainted, (or who 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, at office, this 26th day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 4/27/08

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076