Davidson County DEEDWARR
Recvd: 06/09/06 08:30 2 pgs
Fees:13.00 Taxes:382.95
20060609-0068412

WARRANTY DEED

G-VRES-06-3316

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF June, 2006.

Daphne M. Davis
Notary Public

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Renita Batey	Renita Batey	
3316 Valley Creek Lane (ADDRESS)	3316 Valley Creek Lane (ADDRESS)	05-7-98.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (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 considerations, the receipt of which is hereby acknowledged, we FONTINA L. WEBB DARYL M. WEBB, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RENITA BATEY, 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:

BEING LOT NUMBER 117 ON THE PLAN OF SECTION NINE, VILLAGE BY THE CREEK, OF RECORD IN PLAT BOOK 7900 AT PAGE 699, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.□□

BEING THE SAME PROPERTY CONVEYED TO FONTINA L. HYDE, A SINGLE PERSON AND DARYL M. WEBB, A SINGLE PERSON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, NOT AS TENANTS IN COMMON BY WARRANTY DEED FROM UNIVERSAL BUILDERS, LLC, RECORDED ON THE 7TH DAY OF MAY, 1997 IN DEED BOOK 10445, PAGE 964, 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 3316 Valley Creek Lane, Nashville, Tennessee 37207
(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 7th day of June, 2006.

Fontina L. Webb by Attorney in Fact
Fontina L. Webb

Daryl M. Webb by Attorney in Fact
Daryl M. Webb

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of June, 2006, before me personally appeared Larry Swoopes to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Fontina L. Webb Daryl M. Webb, married and who acknowledged he/she/they executed the same as the free act and deed of the said Fontina L. Webb Daryl M. Webb, married.

Witness my hand and official seal, this the 7th day of June, 2006.

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010