Davidson County DEEDWARR
Recvd: 06/16/06 10:50 2 pgs
Fees:13.00 Taxes:499.50

20060616-0071897

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

BELINDA A. SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: JAN. 19, 2010

Affiant

Subscribed and sworn to before me, this 25th **day of May, 2006.**

Notary Public
My commission expires:

04-0604-52662

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tyree Chaney 4944 Hickory Woods, East Antioch TN 37013	First Horizon Home Loans 1555 West Walnut Hill Lane #200 MC 6718 Irving, TX 75038	176-05-0-017.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ursula Daniels, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tyree Chaney and wife, Carolyn Elaine Chaney, hereinafter called the Grantees, their successors 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. 94, on the Plan of Section One, Hickory Woods East, of record in Book 6900, Page 510, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ursula Daniels by deed from Brett J. Wickham, dated December 5, 2001, of record in Instrument No. 20011211-0136592, Register's Office for Davidson County, Tennessee.
>
> 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.
>
> This property is improved property known as 4944 Hickory Woods, East, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of May, 2006.

Ursula Daniels

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ursula Daniels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 25th day of May, 2006.

Notary Public
State of Tennessee at Large

My Commission expires

BELINDA A. SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
JAN. 19, 2010