Davidson County DEEDWARR
Recvd: 06/19/06 13:48 2 pgs
Fees:13.00 Taxes:1476.30
20060619-0072878

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027

FROM: Glenn F. Myers and Tara L. Myers, Grantors
TO: Arece D. Steucy, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers		
Arece D. Steucy	Same as Owner	172-14 -0-A 055.00
1405 Ramble Hill Circle		
Nashville, TN 37211		

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

PATRICIA G. HOBBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $399,000.00.

Affiant

Subscribed and sworn to before me this the 31st day of May, 2006.

My Commission Expires MAY 24, 2008
My commission expires: 5/24/08

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Glenn F. Myers and wife, Tara L. Myers, formerly known as Tara L. Pallant**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Arece D. Steucy**, hereinafter called the Grantee, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land lying in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Section Two of Wexford Downs of record in Plat Book 9700, pages 593-594, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Glenn F. Myers and wife, Tara L. Pallant, by deed, recorded 08/29/2000 in Instrument No. 20000829-0085071, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

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 Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: **1405 Ramble Hill Circle, Nashville, TN 37211.**

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 31st day of May, 2006.

"GRANTORS"

Glenn F. Myers

Tara L. Myers, formerly known as Tara L. Pallant and being one and the same person

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Glenn F. Myers and wife, Tara L. Myers, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 31st day of May, 2006.

My commission Expires: 5/31/08

Notary Public

{Seal}

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008