WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/06 10:01 2 pgs
Fees:13.00 Taxes:543.90

20060621-0074011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00

Carol Clawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 2006

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA BERRY NOTARY PUBLIC WILLIAMSON COUNTY, TN AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Pullen (NAME)	NEW OWNER (NAME)	MAP 75-13
316 Bonnaridge Drive (ADDRESS)	(ADDRESS)	PARCEL 144
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Tony Langton and wife, Sara Langton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Pullen, AND WIFE, LESLIE A PULLEN

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. 36 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, page 49, Register's Office for said County.

Said Lot No. 36 fronts 80.0 feet on the southwest margin of Bonnaridge Drive and extends back 159.0 feet on the southeast line and 149.2 feet on the northwest line, to a dead line, measuring 90.7 feet thereon.

Being the same property conveyed to Tony Langton by deed dated 8/4/05 from Maebelle N. Denney (the said Edwin R. Denney having since died) of record in Instrument No. 20050809-0094467, and to Edwin R. Denney and wife, Maebelle N. Denney by deed dated 6/2/60 from A. H. Johnson and wife, Malvin Johnson of record in Book 3096, page 381, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2900, page 49, said Register's Office.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 316 Bonnaridge Drive, 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 our hand s this 15th day of June, 2006

Tony Langton

Tony Langton

Sara Langton

Sara Langton

~~Both by Trenton P. Langton by Power of Attorney of record in Instrument No. Register's Office for Davidson County, TN.~~

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, M. NORRIS JENKINS, a Notary Public in and for said County and State, the within named TONY LANGTON AND SARA LANGTON

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained. Witness my hand and official seal at FRANKLIN TENN., Tennessee, this 15TH day of JUNE.

Commission expires 3-21-09

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 15, 2006 before me personally appeared Trenton P. Langton to me known to be the person who executed the foregoing instrument in behalf of Tony Langton and Sara Langton and acknowledged that he executed same as the free act and deed of said above named for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June 2006.

My Commission Expires:

12/09/07

Notary Public