WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/06 08:56 2 pgs
Fees:13.00 Taxes:369.63

20060629-0077724

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2006.

Notary Public:

MY COMMISSION EXPIRES: 4/22/08
(AFFIX SEAL)

AMANDA S NILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Marian D. Lumley	NEW OWNER	Map 95
323 Tamworth Drive		Group 8
Nashville, TN 37214		Parcel 58

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

Danny Lee Hubble, Jr. and wife, Amy E. Hubble

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Marian D. Lumley, a single woman

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. 188, on the Map of Eva Mor Heights, Section III, of record in Book 1835, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 188 fronts 85.72 feet on the easterly side of Tamworth Drive and runs back 171 feet on the north line and 169.4 feet on the south line, to a dead line in the rear, measuring 89 feet thereon.

BEING the same property conveyed to Danny Lee Hubble, Jr. and wife, Amy E. Hubble by deed from Mary Ella Midgett Duncan, of record in Instrument 20010904-0095636, dated August 31, 2001, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Page 92; and (3) Sanitary Sewer Easement of record in Book 4834, Page 391, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 323 Tamworth Drive, Nashville, TN 37214

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 hands this 23rd day of June, 2006.

Danny Lee Hubble, Jr.

Amy E. Hubble

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny Lee Hubble, Jr. and Amy E. Hubble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 2006.

My Commission Expires: 1/26/08

Notary Public

