Davidson County DEEDWARR
Recvd: 06/30/06 10:38 2 pgs
Fees:13.00 Taxes:592.00

20060630-0078417

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

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
8-16-08

04-0606-52742

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 29th day of June, 2006.

Notary Public
My commission expires: 8/16/08

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Larry Minton	New Owner	176-1-38
3833 Round Rock		
Antioch TN 37013		

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, Harvey W. Alls and wife, Sandi C. Alls, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Larry Minton and wife, Connie Minton, 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 being Lot No. 93 on the Plan of Hickory Woods, Section A, of record in Book 6900, Page 511, as corrected by Surveyor's Certificate of Correction for Street Name Change, of record in Book 7582, Page 167 and Book 9997, Page 844, said Register's Office, Tennessee, reference to which is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Harvey W. Alls and wife, Sandi C. Alls by deed from Scott D. Burr and wife, Melody L. Burr, dated June 18, 1999, of record in Book 11539, Page 925, 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 3833 Round Rock, 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 29th day of June, 2006.

Harvey W. Alls by Michael Horton his attorney in fact

Harvey W. Alls by Michael Horton his attorney in fact

Sandi C. Alls by Michael Horton her attorney in fact

Sandi C. Alls by Michael Horton her attorney in fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Horton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Harvey W. Alls and Sandi C. Alls, and that he is authorized by Harvey W. Alls and Sandi C. Alls to execute this instrument on their behalf.

Witness my hand in Smyrna, TN, this 29th day of June, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 8/16/08

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 8-16-08