Davidson County DEEDWARR
Recvd: 07/03/06 11:07 2 pgs
Fees:13.00 Taxes:634.55

20060703-0079119

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $171,500.00 .

Affiant

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

Notary Public
My Commission Expires 01/26/08

06-0366

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sharlene E. Murphy	SAME	135-147-0-A
1052 Blue Mountain Lane		208.00CO
Antioch, TN 37013		

WARRANTY DEED

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 **Mary Margaret Huizinga and husband, Phillip John Huizinga**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sharlene E. Murphy and husband, Andre H. Preddie**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 208 on the Final Plat of Pinnacle Point Subdivision, of record in Book 8250, Page 842, as corrected in Book 10890, Page 215 and Book 11114, Page 958, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Margaret Huizinga and husband, Phillip John Huizinga by deed from Michael Lounibos and wife, Maria Lounibos, dated May 21, 2003, of record in Instrument No. 20030523-0070698, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1052 Blue Mountain Lane, 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 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 29th day of June, 2006.

Mary Margaret Huizinga

Phillip John Huizinga

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Mary Margaret Huizinga and husband, Phillip John Huizinga**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of June, 2006.

Notary Public

My Commission Expires: 01/26/08

