WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/06 14:18 2 pgs
Fees:13.00 Taxes:370.00

20060703-0079411

21790

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Katherine J. Fox
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF June, 2006.

(Affix Seal) Notary Public

My Commission Expires: [illegible]

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Katherine J. Fox	New Owner	Map and Parcel 133-8-93
7422 Jessica Way		
Rowlett, Tx 75089		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLENE R. POINDEXTER, an unmarried person, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto KATHERINE J. FOX, an unmarried person, hereinafter called the GRANTEE(S), her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

THE following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to-wit:

BEING Lot No. 96 on the Plan of Section 4, Addition to Greenwood Hills, of record in Plat Book 5210, page 77, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Charlene R. Poindexter by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8840, page 995, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2006 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 133-8-93.
b. All matters appearing on the Plan of Addition to Greenwood Hills Subdivision, Section 4, of record in Plat Book 5210, page 77, Register's Office for Davidson County, Tennessee.
c. Restrictive covenants of record in Book 5098, page 743; Book 5333, page 311 and Book 5871, page 118, of Register's Office of said County.

This is (X) improved property known as 3405 Donna Kay Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE(S), her heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her 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/our hand(s) this 29th day of June, 2006:

Charlene R. Poindexter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named CHARLENE R. POINDEXTER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument 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: 05/02/09

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY