PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(_____) Title No: 47076
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/10/06 13:37 2 pgs
Fees:13.00 Taxes:484.70
20060710-0082484

After recording Return To

Heritage Title Services
8115 Isabella Lane Unit 5
Brentwood, TN 37214

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Holly Smith William Etter 1845 Merritt Street Old Hickory, Tennessee 37138	Same as new owner

TAX MAP-PARCEL NUMBERS: No. 053-06-03-29.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$131,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey John Fanning and spouse, Michelle L. Fanning**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Holly Smith , unmarried and William Etter, unmarried, as joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Phase 4B Waterford of record in Book 7900, page 770 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeffrey John Fanning and wife, Michelle L. Fanning by deed from Mark B. Rankin and Elizabeth L. Rankin, husband and wife of record in Doc. No. 20030529-0072734, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 770, said Register's Office, which Plan shows a 20 foot minimum building setback line from Merritt Street together with a designated building site, and a 15 foot easement for public utility and drainage purposes along the front line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 8699, page 462, Book 9432, page 988, Book 8649, page 216, By-Laws of record in Book 8715, page 583, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1845 Merritt Street, Old Hickory, Tennessee 37138

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 2006.

Jeffrey John Fanning

Michelle L. Fanning

State of TENNESSEE
County of DAVIDSON

On this 28th day of April, 2006 , before me the undersigned authority, personally appeared Jeffrey John Fanning and Michelle L. Fanning , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $131,000.00

Affiant

Sworn and subscribed before me this the 28th day of April, 2006

My Commission Expires: 9/30/06

Notary Public

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006