RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 Maryland Way, Suite 208
BRENTWOOD, TN 37027
06TN02236

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/06 10:41 2 pgs
Fees:13.00 Taxes:425.50

20060711-0083071

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Christina L Humphrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day, July, 2006.

DARLENE EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

Darlene Edwards
Notary Public

MY COMMISSION EXPIRES: 11-25-07

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina L. Humphrey and Joey L Humphrey **4803 Citrus Drive** **Nashville, TN 37211**	**Owners**	**133-16-0-106.00**

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,

Brenda Foster York a/k/a Brenda Foster, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christina L. Humphrey, married

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:

Being Lot No. 51, on the Plan of Kenilworth Estates, Section I, as shown on plat of record in Plat Book 2900, pages 105 and 106, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 51 fronts 70 feet on the westerly side of Citrus Drive and runs back 140 feet between parallel lines to a line at the rear measuring 70 feet thereon.

Being the same property conveyed to Brenda Foster York a/k/a Brenda Foster and Clyde Lee York, by Deed from Raymond E. Foster, dated 12-31-86 and recorded 12-31-86 in Book 7092, page 218, and being further conveyed to Brenda Foster York a/k/a Brenda Foster, by Quitclaim Deed from Clyde Lee York, dated 9-12-94 and recorded 10-4-94 in Book 9484, page 94, Register's Office for Davidson County, Tennessee. The said Brenda Foster York a/k/a Brenda Foster is also known as Brenda Foster.

Subject to Restrictive Covenants of record in Book 2900, pages 105-106; and Easement of record in Book 3131, page 297, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **4803 Citrus Drive, Nashville, TN 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 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 10th day of July, 2006.

Brenda Foster York

Brenda Foster York a/k/a Brenda Foster

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

Brenda Foster York a/k/a Brenda Foster

the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood Tennessee, this 10th day of July, 2006.

Commission Expires: 11-25-07 Darlene Edwards
Notary Public

