Davidson County DEEDWARR
Recvd: 07/12/06 15:48 3 pgs
Fees:18.00 Taxes:493.95
20060712-0084104

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060382

BOX 13
#11730

Send Tax Bills To:
New Owner

New Owner is:
Virgil & Venetria Halliburton
712 Bell Trace Cove
Antioch, TN 37013

MAP: 162-16-0-E
PARCEL: 8.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Julie A. McFarlane and F.E. McFarlane**, wife and husband hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Virgil Halliburton and wife, Venetria Halliburton**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 38 on the Plan of Bell Crest, Section One, a Planned Unit Development, as of record in Book 7900, page 753, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Julie A. McFarlane and F.E. McFarlane from Julie D. Garrett and husband Brett W. Garrett by Warranty Deed dated October 31, 2001 and recorded November 19, 2001 in Instrument No. 20011119-0126553, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 9408, page 320, Book 9613, page 20, and Book 9892, page 927; and all matters of record on plat in Plat Book 7900, page 753 and Plat Book 7900, page 719, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JAM FEM JAM
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of June, 2006.

GRANTOR:

Julie A. McFarlane

Julie A. McFarlane

F.E. McFarlane by Julie A. McFarlane Attorney, MFCT

F.E. McFarlane by Julie A. McFarlane as

Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Julie A. McFarlane**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **F.E. McFarlane,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Inst# 20060712008 4103, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 28 day of June, 2006.

BYLITHE BOND SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/25/06

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Julie A. McFarlane**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28 day of June, 2006.

Notary Public

My Commission Expires: 11/25/06

BYLTHE BOND SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $133,500.00.

Affiant

SWORN TO and subscribed
before me this 28 day of
June, 2006.

NOTARY PUBLIC

My commission expires:

7-25-09

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State Of TENNESSEE
Davidson County