THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Wells Fargo Home Mortgage
P.O. Box 17339
Baltimore, MD 21297-1339

MAP PARCEL NUMBERS
Map & Parcel No.: 74.04-0-44.00

Davidson County DEEDWARR
Recvd: 07/14/06 10:49 2 pgs
Fees:13.00 Taxes:521.33
20060714-0084979

WARRANTY DEED

THIS INDENTURE, made and entered into this **30th** day of June, **2006**, by and between **Terry L. Davis and Carole J. Skeen-Davis, husband and wife**, party of the first part, and **Timothy Horton**, party of the second part,

WITNESSETH: That for and in consideration of **$140,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

A certain tract ot parcel of land in Davidson County, Tennessee, and being further described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Heritage Hills Subdivision, Section 12, of record in Book No. 4657, Page 125, Register's Office for Davidson County, Tennessee, to which the plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry L. Davis, an unmarried person, and Carole J. Skeens, an unmarried person, as Joint Tenants with Right of Survivorship by deed from Rebecca Jeanette Brown Reed dated 7-25-97 and recorded 8-4-97 in Book No. 10554, page 374, Register's Office for Davidson County, Tennessee. The said Terry L. Davis and Carole J. Skeens have since married and now she goes by Carole J. Skeens-Davis.

Carole J. Skeens, Carole J. Skeens-Davis, Carole Davis, Carole Skeens, Carole J. Davis are one and the same person.

The above referenced property is also known as 812 Hermitage Ridge, Hermitage, Tennessee 37076.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book No. 4657, Page 125; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book/Instrument No. 4820, page 611; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Terry C. Davis 6/30/06
Terry L. Davis

Carole J. Skeen-Davis 6/30/06
Carole J. Skeen-Davis

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terry L. Davis and Carole J. Skeen-Davis,** husband and wife ~~**husband**~~ to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30th day of June, 2006.

My commission expires 2/27/10

Christy D. Landrum
Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$140,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Timothy Horton
Affiant

Subscribed and sworn to before me this 30th day of June, 2006.

Christy D. Landrum
Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

PROPERTY ADDRESS:
812 Hermitage Ridge
Hermitage, TN 37076

Name and Address of New Owner:
Timothy Horton
812 Hermitage Ridge
Hermitage, TN 37076