31-3
GSRM
3 May

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/06 15:19 2 pgs
Fees:13.00 Taxes:1598.40
20060717-0085870

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00

Affiant

Subscribed and sworn to before me, this 14th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREENE LEE HAMLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

Box 44

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Pheeney etux	Pinnacle National Bank	116-04
(NAME)	(NAME)	(MAP)
602 Estes Road	211 Commerce St.	144
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we, Thomas Lee Henegar and wife Mary T. Henegar, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Douglas Pheeney and wife Caroline Pheeney, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 6 on the Plan of a Re-subdivision of part of Block "A" on the Plan of W. M. Cantrell Subd., as of record in Book 332, page 85, Register's Office for Davidson County, which plan of Re-subdivision of said Block "A" is described according to a survey made by T. R. Sanford, Surveyor, March 10, 1951.

SAID Lot No. 6 fronts 100 feet on the east side of Estes Avenue and runs back 209.85 feet to the north line and 204.8 feet on the south line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Thomas Lee Henegar and wife, Mary T. Henegar, by deed from Edna Roberts, of record in Book 4005, page 671, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 602 Estes Road, Nashville, Tennessee 37215

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 my/our hand(s) this 14th day of July, 2006.

Thomas Lee Henegar

Mary T. Henegar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Thomas Lee Henegar and Mary T. Henegar with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 14th day of July, 2006.

Notary Public

My Commission Expires: 9/19/09

