Return to:
Elite Title Company
[illegible] West Park Drive
Suite 350
Brentwood, TN 37027
060672

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25666-07-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $166,000.00 NOTARY PUBLIC AT LARGE Affiant Sandi McCloud My Commission Expires May 24, 2008 Subscribed and sworn to before me this 12th day of July, 2006. STATE OF TENNESSEE Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 07/20/06 12:17 2 pgs
Fees:13.00 Taxes:614.20
20060720-0087700

WARRANTY DEED

Address New Owner: Jacob Todhunter, Arabelle B. Todhunter 3524 Shakertown Road Antioch, TN 37013	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.150.04-0 Parcel No. 097.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dale R. Marsee and wife, Debra J. Marsee**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Todhunter and wife, Arabelle B. Todhunter** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3524 Shakertown Road, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of July, 2006.

Dale R. Marsee

Debra J. Marsee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Dale R. Marsee and Debra J. Marsee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2006.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 374 on the Plan of Section Eight 2nd Revision "The Country", as of record in Plat Book 6250, page 913, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Dale R. Marsee and wife, Debra J. Marsee by Deed dated November 23, 1993 from Steven T. Hopper and wife, Cheryl D. Hopper of record in Book 9171, page 789, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6764, page 735, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 6250, page 913, Register's Office for Davidson County, Tennessee.