Prepared & Return To:
Williams Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Lynda K. Towe
447 Hickory Glade Drive
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 07/21/06 14:12 2 pgs
Fees:13.00 Taxes:338.55
20060721-0088370

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
ABN AMRO Mortgage Group, Inc.
2600 W. Big Beaver Rd.
Troy, MI 48084

MAP	**162-1**
GROUP	**C**
PARCEL	**115**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Reney Newman McAtee, married***, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Lynda K. Towe, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 115 on the plan of Phase 2, Hickory Glade, of record in Book 6250, Page 889, as amended in Book 6900, page 41, Register's Office, Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Reney M. Newman, unmarried by deed from Angela L. Dixon of record in Instrument no. 20020423-0050164, Register's Office for Davidson County, Tennessee. Reney M. Newman is now married and known as Reney McAtee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **447 Hickory Glade Drive, Antioch, Tennessee 37013.**

*Matt McAtee, spouse of Reney McAtee hereby joins in this conveyance to transfer all of his right, title, and interest in the subject property, marital or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the **20th** day of **July, 2006.**

Reney Newman McAtee

Matt McAtee by Reney Newman McAtee as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Reney Newman McAtee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledged that she is the **Attorney-in-fact for Matt McAtee**, and that as said Attorney-in-fact she executed the within Warranty Deed by signing the name of Matt McAtee as his free act and deed.

WITNESS my hand and official seal this 20th day of July, 2006.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $91,500.00.

AFFIANT

Subscribed and sworn to before me on this 20th day
of July, 2006.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009