03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me this 21st day of June, 2006.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 07/21/06 15:01 2 pgs
Fees:13.00 Taxes:647.50
20060721-0088377

| Address of New Owner: | Send Tax Bills to: | Tax-Information |
|---|---|---|
| Henry Babb<br>5408 Sunnyvale Road<br>Antioch TN 37013 | Same as Above | 176-05-0-A-043 |

**WARRANTY DEED**

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kingsbury,* LLC**, *System hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Henry Babb and wife, Connie Babb**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 60, on the Plan of Hickory Woods, Section C, of record in Book 6900, Pages 885-887, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kingsbury, LLC by deed from Donald W. Ragin and Jackquline Ragin of record in Instrument No. 20060721008837G, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5408 Sunnyvale Road, Antioch, TN 37013

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of June, 2006.

Kingsbury, LLC

By: _____
Phil Speer
its Member

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phil Speer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Kingsbury, LLC, the within named bargainor, and that he is authorized by Kingsbury, LLC to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 29th day of June, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

