THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, St 210
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/25/06 12:00 2 pgs
Fees:13.00 Taxes:451.40
20060725-0089431

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Carlen D. Boudreaux 4809 Trappers Ridge Antioch, TN 37013	NEW OWNER	149-05-0-123.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $122,000.00.

Cheryl Betty
Affiant

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

Karen Russell
Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Carolyn M. Prince, unmarried** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Carlen D. Boudreaux and Karen Blake Boudreaux, husband and wife**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee being Lot No 141, Section Two, Terragon Trails, of Record in Book 5050, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to Carolyn M. Prince, unmarried by Warranty Deed from Glenn Rene Jones and wife, Edie Garrison Jones of Record in Instrument No. 20000302-0020519, dated February 25, 2000, Register's Office for Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2006 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes for the year 2006 and following, a lien not yet due and payable. All matters as set forth per Plat of record in Book 5050 , Page 9, Register's Office for Davidson County, Tennessee. Restrictive covenants recorded in Book 5084, Page 842, Register's Office for Davidson County.

THIS IS **improved** PROPERTY KNOWN AS 4809 Trappers Ridge, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 20th day of July, 2006

Carolyn M. Prince

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Carolyn M. Prince and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

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

Notary Public

My Commission Expires: 5/26/09

(SEAL)

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY