STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00.

Peggy J. Ulrich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 2006.

Notary Public
MY COMMISSION EXPIRES 10/15/06
File No. G6-1225D

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 07/27/06 13:42 2 pgs
Fees:13.00 Taxes:395.90
20060727-0090959

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Peggy J. Ulrich, a single woman (NAME)	Same as New Owner (NAME)	87-62
4267 Central Pike (STREET ADDRESS)	1210 Windsor Drive (STREET ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Gallatin TN 37066 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Pamela J. Felts, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peggy J. Ulrich, a single woman** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Situated in the 4th Civil District of Davidson County, Tennessee, and beginning at stone in the north margin of the Central Pike, being the Florence Johnson southwest corner running in a northerly direction with the Florence Johnson west boundary line 140 yards to a stone in the said boundary line; thence in a westerly direction with a parallel to the Central Pike 35 yards to a stone; thence in a southerly direction with a line parallel to the Central Pike 35 yards to a stone; thence in a southerly direction with a line parallel to the Florence Johnson west boundary line 140 yards to a stone in the north margin of the Central Pike; thence in an easterly direction with the north margin of the Central Pike 35 yards to the beginning, containing one acre of land.

Being the same property conveyed to Pamela J. Felts , by Deed from Henry Zillon Felts, dated June 25, 2001, of Record in Instrument No. 200106250066672, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 4267 Central Pike, Hermitage, TN 37076.

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. Whenever 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 21st day of July, 2006.

Pamela J. Felts

Pamela J. Felts

STATE OF TENNESSEE

COUNTY OF Davidson }

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Pamela J. Felts, a single woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of July, 2006.

My Commission Expires: 10/15/06

Notary Public

E OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of July, 2006.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066