Davidson County DEEDWARR
Recvd: 07/31/06 15:14 2 pgs
Fees:13.00 Taxes:625.30

20060731-0092745

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER FOR THIS TRANSFER IS
|$169,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|24 DAY OF July, 2006.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-14-2009
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne Ramsey 548 Augusta Drive Hermitage, TN 37076	NEW OWNER	Map 75-08 Parcel 96

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 hereby acknowledged, we,

Hollis R. Flanagan and wife, Janet F. Flanagan

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Suzanne Ramsey, unmarried

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:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 395, SECTION SIX, TULIP GROVE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO HOLLIS R. AND JANET F. FLANAGAN BY TRUSTEE'S DEED FROM AARON L. SQUYRES, AS SUCCESSOR TRUSTEE AND BRIAN J. BRUMBACK, AS CO-TRUSTEE, DATED FEBRUARY 24, 2006, AND OF RECORD IN INSTRUMENT NUMBER 20060228-0022984, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4460, Page 19, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4511, Page 994, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 548 Augusta Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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. 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 our hand(s) this 24th day of July, 2006.

Hollis R. Flanagan

Janet F. Flanagan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Hollis R. Flanagan and wife, Janet F. Flanagan, with whom I am personally acquainted, (or who 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, at office, this 24th day of July, 2006.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076