Davidson County DEEDWARR
Recvd: 08/01/06 10:54 2 pgs
Fees:13.00 Taxes:9.25
20060801-0093211

This Instrument Prepared By:
TITLE ESCROW, INC
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
William David Hughes
304 Finis Drive
Madison, TN 37115

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 33-16
PARCEL 148.00

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 of which is hereby acknowledged, J. S. EARHART PLUMBING, INC., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William David Hughes, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Reserve Parcel "C", on the Plan of Primrose Meadows, of record in Plat Book 4860, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to J. S. EARHART PLUMBING, INC., by deed from FEDERAL DEPOSIT INSURANCE CORPORATION of record in Book 7946, Page 756, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This conveyance subject to such easements, setback lines and restrictive covenants of record in Plat Book 4860, Page 105, said Registers.

Taxes for 2006 have been pro-rated and assumed by grantee.

This is unimproved property known as 308 Finis Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William David Hughes, his heirs and assigns, forever; and J. S. EARHART PLUMBING, INC. does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular 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 28th day of July, 2006.

J. S. EARHART PLUMBING, INC.

J. Sterling Earhart Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named J. Sterling Earhart Jr. as President of J. S. EARHART PLUMBING, INC., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of July, 2006.

NOTARY PUBLIC

JEAN W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 2,500.00.

AFFIANT

Subscribed and sworn to before me this 28th day of July, 2006.

NOTARY PUBLIC
My Commission Expires: 3/22/2008

JEAN W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.