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

Address New Owners:
Jolanda Walden Lawerence
1408 Rice Hill Circle
Antioch, TN 37013

Send Tax Bills To:
NEW OWNER

Map-Parcel Nos.
149-11-0A-084.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $123,400.00.

Affiant

Subscribed and sworn to before me this

Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 08/04/06 13:35 2 pgs
Fees:13.00 Taxes:456.58

20060804-0095805

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, **David Wilson and Barbara Wilson** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Jolanda Walden Lawerence** unmarried (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. 84, Phase 3, Rice Hill of record in Book 6900, Page 292, 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 David Wilson and wife, Barbara Wilson by Warranty Deed from David D. Tharp, unmarried of record in Instrument No. 20060524-0034133, dated March 23, 2006, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to David D. Tharp by Quit Claim Deed from Robin F. Tharp of Record in Instrument No. 20021031-0133353, dated August 27, 2002, and In Book 8218, Page 237, Register's Office for Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 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: Charter OF HOA of record in Book 6824, Page 986, said Register's Office Reference to Ingress/Egress to family graveyard of record in Book 6680, Page 545, said Register's Office. Declaration of Covenants, Restrictions and Conditions and By-Laws, recorded in Book 6812, Page 48, Register's Office for Davidson County, Tennessee All matters as set forth per Plat of record in Book 6900 , Page 292 , Register's Office for Davidson County, Tennessee.

THIS IS **Improved** PROPERTY KNOWN AS 1408 Rice Hill Circle, 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

David Wilson

Barbara Wilson

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared David Wilson and Barbara Wilson 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 .

Notary Public

My Commission Expires: 5/26/09

(SEAL)

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY