WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/06 10:42 2 pgs
Fees:13.00 Taxes:407.00
20060807-0096308

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2006

Notary Public:

MY COMMISSION EXPIRES: March 21, 2009
(AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. 3-21-09

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Calvin I. Price, Jr.	GMAC Mortgage	Map 163
101 Antioch Woods Way	1801 West End Avenue	Group 01-0
Antioch, TN 37013	Nashville, TN 37203	Parcel 081.00

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

Yolanda Weakley, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Calvin I. Price, Jr.

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:

BEING Lot No. 31, on the Plan of Antioch Woods, Section Two, of record in Plat Book 9700, Page 799, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Yolanda Weakley by deed from Deluxe Homes, LLC, of record in Book 11581, Page 673, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 10901, Page 528, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 799, said Register's Office; (3) Sanitary Sewer and Storm Drainage Easement of record in Book 9542, Page 979 and Page 985, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 101 Antioch Woods Way, Antioch, TN 37013

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 my hand this 28th day of July, 2006.

Yolanda Weakley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yolanda Weakley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 2006.

My Commission Expires: 1/20/08

Notary Public

