Davidson County DEEDWARR
Recvd: 08/08/06 15:13 2 pgs
Fees:13.00 Taxes:588.67

20060808-0097494

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

CARA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $159,100.00

Carrie Tuck
Affiant

Subscribed and sworn to before me, this 31st day of July, 2006.

Cara Monforte
Notary Public
My commission expires: 02/22/09

03-0607-33891

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Claire W. Evans	New Owner	103-07-0-066.00
5417 Knob Road		
Nashville TN 37209		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Noble Properties, Inc., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Claire W. Evans, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of Section One, Richland Meadows, of record in Book 2803, Page 40, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Further being the same property conveyed to Noble Properties, Inc. by deed from Manning Xaiver Flaum, unmarried and Clifford F. Stewart and wife, Susan F. Stewart, dated 3-3-06, recorded 3-9-06, of record in Instrument No. 20060309-0027765, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5417 Knob Road, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of July, 2006.

Noble Properties, Inc.
By: Lane Wallace, President

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 Lane Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is President of Noble Properties, Inc. and that he is authorized by Noble Properties, Inc., to execute this instrument on its behalf by himself as such President.

Witness my hand and official seal at Nashville, TN , this 31st day of July, 2006.



Notary Public at Large

My commission expires: 12/13/06