Davidson County DEEDWARR
Recvd: 08/08/06 15:18 2 pgs
Fees:13.00 Taxes:490.25

20060808-0097531

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of July, 2006 by and between **Denise McLeod** (a/k/a Denise McLead), hereinafter referred to as GRANTOR, and **Tresa Halbrooks**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Unit No. 178 on the Plan of Huntington Ridge Townhomes of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following encumbrances: Restrictions of record in Book 4729, page 687, first amendment in Book 4889, page 905 and second amendment in Book 5394, page 243; Homeowners Association Charter of record in Book 4729, page 682 and articles of amendment in Book 4890, page 84; By-Laws of record in Book 7423, page 762; Conveyance of Open Space of record in Book 4742, page 570; all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Denise McLead by Warranty Deed from Linda A. Inman, unmarried, dated April 11, 2003, recorded April 14, 2003, of record in Instrument 20030414-0049555, Register's Office for Davidson County, Tennessee. Denisa McLead is also known as Denise McLeod.

This is [X]improved [ ]unimproved property known as: **329 Huntington Ridge Dr., Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Denise McLeod

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Denise McLeod, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 20th day of July, 2006.

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: JUNE 16, 2007

Notary Public

My Commission Expires: 6/16/07

Name and Address of Property Owner:
Tresa Halbrooks
329 Huntington Ridge Dr., Nashville, TN 37211

Send Tax Statements to:
New Property Owner

Map and Parcel--161.11-0A-178.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $132,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of July, 2006.

Notary Public

My Commission Expires: _____

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. My Commission Expires MAR. 31, 2007

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

26-1-413