WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/06 15:53 2 pgs
Fees:13.00 Taxes:629.00
20060808-0097566

GLENN S. MACBETH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES AUGUST 20, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 2006

Notary Public

MY COMMISSION EXPIRES: 8/20/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles O. Onofua	owner	MAP 183-5A
(NAME)	(NAME)	
612 Waywood Circle		PARCEL 118
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Tammy J. Eldridge f/k/a Tammy J. Larocco and husband, Steve Eldridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles O. Onofua

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:

Land in Davidson County, Tennessee, being Lot No. 380 on the Plan of Revision One, Phase Two, Section Four, October Woods, of record in Plat Book 7900, page 909 and amended in Book 9700, pages 437 & 438, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tammie J. Larocco by deed from Lifestyle Homes of record in Book 11620, page 753, Register's Office for Davidson County, TN. The said Tammie J. Larocco having since married and now being Tammie J. Eldridge. Steve Eldridge joins in this conveyance to convey any interest he may have as the husband of Tammie J. Eldridge.

Subject to declaration of restrictive covenants of record in Book 9840, page 276; Book 10181, page 986; Book 10548, page 501; Book 10548, page 503; Book 5047, page 661; and Book 5047, page 656; By-Laws in Book 9840, page 267; Easement in Book 8443, page 75; Agreement in Book 9771, page 560 and Book 10010, page 50; and Charter in Book 9840, page 259, said Register's Office

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 7900, page 909 and amended in 9700, pages 437 and 438, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 612 Waywood Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 28th day of July 2006

Tammie Eldridge
Tammie J. Eldridge

Steve Eldridge

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 Tammy J. Eldridge f/k/a Tammy J. Larocco and husband, Steve Eldridge

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of July 2006.

Commission expires 4-21-09

M. NORRIS JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

Legal Description Continuation

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.