Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5887 Fax: (615) 883-7543

ADDRESS NEW OWNER and
SEND TAX BILLS:
LAURA SNEED
3516 Roundwood Forest Dr.
Antioch, TN 37013

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
150 - 10 - 139

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, SHERRIE L. WILKES, married, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to LAURA SNEED, unmarried hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 44, on the Plan of Roundwood Forest, Section Two of record in Book 6250, Page 548, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Billy Joe Long (life estate) and Sherrie Long by deed dated March 30, 1988 and recorded March 31, 1988 of record in Book 7504, Page 605, Register's Office for Davidson County, Tennessee. The said Billy Joe Long having since died. The said Sherrie L. Wilkes and Sherrie Long are one and the same person

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 3516 Roundwood Forest Drive, Antioch, Tennessee 37013.

This is not, nor has it ever been the residence of the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR furthers covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Prepared by:
OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 08/11/06 11:22 2 pgs
Fees:13.00 Taxes:488.03
20060811-0099165

Executed on this 3 day of August, 2006.

Sherrie L Wilkes
SHERRIE L. WILKES

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, SHERRIE L. WILKES, the within named bargainor 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 at office this 3 day of August, 2006.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE TIMOTHY D. FERGUSON SUMNER COUNTY, TENN

My Commission Expires:
10/24/09

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $131,900.00.

AFFIANT

Subscribed to and sworn before me, this the 4th day of August, 2006.

NOTARY PUBLIC

My Commission Expires:

GREGG W. CLARK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY
MY COMMISSION EXPIRES: JAN 12, 2010

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989