Davidson County DEEDWARR
Recvd: 08/15/06 10:28 2 pgs
Fees:13.00 Taxes:406.63

20060816-0100859

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 Maryland Way, Suite 208
BRENTWOOD, TN 37027
06TN02082

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of August, 2006

Notary Public

MY COMMISSION EXPIRES: 01/24/09

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George R. Surles and S.A. Poynton **220 Rader Court** **Antioch, TN 37013**	Wells Fargo Bank, NA 7445 New Technology Way Frederick, MD 21703	**148-07-0-137.00**

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,

James E. Brown and wife, Wilma Darlene Brown

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

George R. Surles, unmarried and S. A. Poyton, unmarried, as Joint Tenants with Right of Survivorship

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. 907 on the plan of Cherokee Hills, Section 9, of record in Plat Book 4300, page 135, Register's Office for said County, to which Plan reference is hereby made for a more detailed description.

Being the same property conveyed to James E. Brown and wife, Wilma Darlene Brown by Quitclaim Deed from James E. Brown, dated 12/18/03 and recorded 12/30/03 in Instrument # 20031230-0184190, and being the same property previously conveyed to James E. Brown, by Warranty Deed from Alvis Milton Holladay, Jr., dated 06/26/92 and recorded 06/29/92 in Book 8663, page 688, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 4554, page 202; and all matters on plat of record in Plat Book 4300, page 135, in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **220 Rader Court, 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 our hands this 11th day of August, 2006.

James E. Brown

James E. Brown

Wilma D. Brown

Wilma Darlene Brown

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

James E. Brown and wife, Wilma Darlene Brown

the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 11th day of August, 2006.

Commission Expires:_____

Gail C. Victory
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006