Davidson County DEEDWARR
Recvd: 08/24/06 09:58 2 pgs
Fees:13.00 Taxes:591.63

20060824-0104333

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Judy Richmond
Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2006.

Connie Hooper
Notary Public

MY COMMISSION EXPIRES: 2-24-09
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

P-06-68

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip J. Renner	Countrywide Home Loans	
68 Benzing	3011 Armory Drive	162-7-17
Antioch, Tennessee 37013	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID L. POST AND PATRICIA A. POST, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PHILLIP J. RENNER, MARRIED,* hereinafter called the Grantees, their heirs and assigns, that 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. 68 on the plan of Antioch Park, Section 1, of record in Book 3600, page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David L. Post and Patricia A. Post, by Deed from Arthur D. Gaynor and wife, Mary Ruth Gaynor, dated August 2, 1975, of record in Book 4941, page 164, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

* & wife, Ruth K. Renner

unimproved ( )
This is improved (X) property, known as 68 Benzing, Antioch, Tennessee 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 my/our hand(s) this 15th day of August, 2006.

David L. Post

Patricia A. Post

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Williamson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that David L. Post and Patricia A. Post personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of August, 2006.

Connie Hooper

Notary Public

My Commission Expires: 2/24/09

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800