WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/25/06 15:46 2 pgs
Fees:13.00 Taxes:725.94
20060825-0105519

NATALIE MARSH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $196,200.00.

Affiant

Subscribed and sworn to before me this 25th day of August, 2006

Notary Public
My Commission expires: 01-05-2010
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Earnest Southall	New owner	069-11-0-016.00
1720 Windover Drive		
Nashville, TN 37218		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mildred Slaughter, an unmarried woman and Denise N. Rucker, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ernest Southall, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lots Nos. 15 and 16 on the Plan of Gardner's Gold Coast Subdivision, as of record in Book 2133, page 79, Register's Office for Davidson County, Tennessee, and said Lots are more particularly described as follows:

Lot No 15: Beginning at a point in the northerly margin of Windover Drive, the common corner of Lots 15 and 16 on said Plan; thence with the line between said two Lots 15 and 16 on said Plan; thence with the line between said two lots northwestwardly 364.1 feet to a point; thence north 62 degrees 35' east 182.5 feet to a point in the westerly margin of Abernathy Drive; thence with the margin of the same, southwestwardly 258.8 feet to a point: thence southwardly around a curve with a radius of 25 feet, 39.27 feet to a point in the northerly margin of Windover Drive; thence with the northerly margin of the same southwestwardly 85 feet to the point of beginning.

Lot No. 16: Beginning at a point in the northerly margin of Windover Drive, the common corner of Lots 15 and 16 on said Plan; thence with the line between said two lots, northwestwardly 364.1 feet to a point; thence south 62 degrees 35' west 118 feet to a point in the easterly margin of Tennessee Central Railroad right-of-way; thence with the easterly margin of said right-of-way 150 feet to a point; thence southeastwardly 316.3 feet to a point in the northerly margin of Windover Drive; thence with the northerly margin of said Drive around a curve with the radius of 239.48 feet, to the point of beginning.

Being the same property conveyed to Mildred Slaughter, unmarried, by deed from Michael D. Slaughter, unmarried, on May 30, 2003, of record in Instrument Number 20030605-0077435, Register's Office for Davidson County, Tennessee. And further conveyed to Mildred Slaughter, an unmarried womoan and Denise N. Rucker, an unmarried woman by Quitclaim Deed form Mildred Slaughter, an unmarried woman, of record in Instrument Number 20040902-0106189, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 069-11-0-016.00.
- Subject to all matters as shown on the Plan of record in Book 2133, page 79, Register's Office Davidson County, Tennessee.

This is improved property known as: **1720 Windover Drive, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 25, 2006.

Denise N. Rucker
Denise N. Rucker

Mildred Slaughter
Mildred Slaughter

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mildred Slaughter, an unmarried woman and Denise N. Rucker, an unmarried woman** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 25, 2006

My commission expires 01-05-2010

Notary Public

NATALIE MARSH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY