This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060634

RECORD & RETURN TO:
American Title Company, Inc.
925 Industrial Drive
Old Hickory, TN 37138
FILE #N06-0319

Davidson County DEEDWARR
Recvd: 09/05/06 09:01 2 pg
Fees:13.00 Taxes:443.63

20060905-0108875

**Send Tax Bills To:**
Tony & Regina Lawrence
3235 Viking Road
Nashville, TN. 37218

**New Owner is:** Tony & Regina Lawrence
3235 Viking Road
Nashville, TN 37218

MAP: 080-12-0-091.00
PARCEL:

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William E. Hegwood and wife Geraldine J. Hegwood**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Tony Lawrence and Regina Lawrence, Husband and Wife,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No 109 on the Plan of Bordeaux hills Addition, 13th Civil District, as of record in Plat Book 4460, Page 9, in the Register's Office for Davidson County, Tennessee, for a more complete description to said Plan is hereby made.

Being the same property conveyed to William E. Hegwood and Geraldine J. Hegwood from Deutsche Bank Trust Company America's, f/k/a/ Bankers Trust Company, by Special Warranty Deed, dated September 9, 2004, recorded September 30, 2004, in Instrument No. 20040930-0117919 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, **title and interest thereto belonging to the said Grantee, their heirs and assigns,** forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25 day of August, 2006.

GRANTOR:

William E Hegwood

**William E. Hegwood**

Geraldine J. Hegwood

**Geraldine J. Hegwood**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William Hegwood** *, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained. *GeraldineJ. Hegwood

Witness my hand and seal on this the 25 day of August, 2006.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN. SYLVIA BOND SANDERS

Notary Public

My Commission Expires: 11/20/10

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $119,900.00.

Affiant

**SWORN TO** and subscribed before me this 25th day of August, 2006

NOTARY PUBLIC

My commission expires:

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE