Davidson County DEEDWARR
Recvd: 09/08/06 14:39 2 pgs
Fees:13.00 Taxes:307.10

20060908-0111616

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $83,000.00

Affiant

Subscribed and sworn to before me, this 1st day of September, 2006.

Notary Public
My commission expires

08-0608-90910

Address of New Owner:	Send Tax Bills to:	Information
Kelly D. Wellbrock	First State Mortgage	34-05-A-035.00CO
512 Thomas Jefferson Circle	291 E. Main Street	34-05-A -035.00
Madison TN 37115	Hendersonville, TN 37075	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Debbie Y. Wright, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kelly D. Wellbrock, married, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit 35, on the Plan of Monticello Manor, of record in Book 6250, Page 551, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Debbie Y. Wright by deed from Steven L. McDowell and wife, Loree Renee McDowell fka Loree Renee Montoya, dated 2-27-98, recorded 3-03-98, of record in Book 10820, Page 106, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 512 Thomas Jefferson Circle, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of September, 2006.

Debbie Y. Wright

Debbie Y. Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Debbie Y. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 1st day of September, 2006.

Kelly Ann Callaghan

State of Tennessee at Large

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

My Commission expires: July 19, 2008