2497
book 186

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 599,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2006

Notary Public:

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

Sarah Drenske STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES JANUARY 14, 2009 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Harold Davids	~~New Owners.~~ Peoples Home Equity	Map 64
405 Vadis Court	12 Music Circle So	Group 3-0-B
Old Hickory, TN 37138	Nashville TN 37203	Parcel 51 CO

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

Shannon S. Fry and husband, David M. Fry,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Harold Davids and Linda Lee Davids , husband and wife,
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. 262, on the Plan of Phase Four, Section Two, Brandywine Pointe Subdivision, of record in Book 7900, Pages 587 and 588, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Shannon S. Fry by Quitclaim Deed from David M. Fry, of record in Instrument 20050107-0002876, dated December 17, 2004, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8120, Page 188; Book 8671, Page 484; Book 9010, Page 627; Book 9057, Page 831; Book 9397, Page 824; and Book 10721, Page 835, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 7900, Pages 587 and 588; and (3) Easement for Parking and Ingress and Egress for Boat Dock of record in Book 11108, Page 555, said Register's Office.

The said David M. Fry joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 405 Vadis Court, Old Hickory, TN 37138

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 hand this 31st day of August, 2006.

Shannon S. Fry

David M. Fry

Davidson County DEEDWARR
Recvd: 09/11/06 15:36 2 pg
Fees:13.00 Taxes:2216.30

20060911-0112490

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shannon S. Fry and David M. Fry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2006.

My Commission Expires: 1/24/09

Notary Public

