03

Realty Title
Box 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/20/06 09:26 2 pgs
Fees:13.00 Taxes:373.70
20060920-0116276

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $101,000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 8th day of September, 2006.

Karen Colbert
Notary Public
My commission expires: ~~02/22/09~~ 7/24/2010

KAREN COLBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

03-0608-34021

Address of New Owner:	Send Tax Bills to:	Tax Information
Kristen A. Lutte	1st Trust Bank For Savings	162-16-0-036.00
1309 Hickory Park Court W	P.O. Box 17257	
Antioch TN 37013	Memphis, TN 38187-0257	

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, Sheron Sherman, Jr., unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kristen Lutte, 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 Lot No. 45A, on the Plan of Zone Lot Division Lots 41 thru 47, Hickory Park Villas, Section Three, of record in Book 5200, Page 604 as amended in Book 6250, Page 591 (erroneously referenced as Section Two on plat of record and Book 6250, Page 615 on prior instruments of record), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sheron Sherman, Jr. by deed from Todd Zeitlin, Trustee, dated 4-03-03, recorded 5-08-03, of record in Instrument No. 20030508-0061622, 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 1309 Hickory Park Court W, Antioch, TN 37013

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 7th day of September, 2006.

Sheron Sherman, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 7 day of September, 2006.

~~Diane K. Mann~~ Erma L. Matthews
State of ~~Tennessee at Large~~ Oklahoma

My Commission expires ~~02/22/09~~ 1/31/2009

Notary Public Oklahoma
OFFICIAL SEAL
ERMA L. MATTHEWS
Tulsa County
00003748 Exp. 1-31-09