Davidson County DEEDWARR
Recvd: 09/21/06 12:19 2 pgs
Fees:13.00 Taxes:610.13

20060921-0117161

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $164,900.00

Deborah L. Baxter
Affiant

Subscribed and sworn to before me, this 15th day of September, 2006

Melissa D. Rogers
Notary Public
My commission expires: 3/24/09

15-0608-150825

Address of New Owner:	Send Tax Bills to:	Tax Information
Tina Y. Bruce	Bank of Wilson Bank & Trust	86-14-O-B-121
3449 Parkwood Court	623 W Main St.	
Hermitage TN 37076	Lebanon, TN 37087	

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, Barbara Kaye Popwell, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tina Y. Bruce, 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. 71, on the Plan of Fleetwood Subdivision, Phase Two, of record in Book 6900, Page 738, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara Kaye Popwell by deed from Bradley D. Bush and wife, Shana Bush, dated 11-29-93, recorded 12-3-93, of record in Book 9174, Page 893, 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 3449 Parkwood Court, Hermitage, TN 37076

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 14 day of September, 2006.

Barbara Kaye Popwell

Barbara Kaye Popwell

STATE OF ALABAMA
COUNTY OF Clinton

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

Witness my hand in Clanton, AL, this 14 day of September, 2006.

Debra M Waters

Notary Public

My Commission expires: MY COMMISSION EXPIRES JANUARY 14, 2008

DEBRA M. WATERS NOTARY PUBLIC STATE AT LARGE