PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

ADDRESS NEW OWNER /and/
~~SEND TAX BILLS~~
DANNY LAMONT PURSLEY
300 Spence Circle
Nashville, TN 37210

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

SEND TAX BILLS TO:
CTX Mortgage Company, LLC
2828 North Harwood
Dallas, TX 75201

MAP PARCEL NUMBER:
94 - 16 - 25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY ONE THOUSAND FIVE HUNDRED FIFTY DOLLARS ($91,550.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, MICHAEL JASON EUBANK and wife, STACY EUBANK, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to DANNY LAMONT PURSLEY,* hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

***An Unmarried Man**

Land in Davidson County, Tennessee, being Lot 16 on the Map of Spence Circle of record in Book 1424, Page 62, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly margin of Spence Circle at the common corner of lots 16 and 17; thence northerly along said Circle, 58.41 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet, northeasterly 39.85 feet to a concrete monument in the southerly margin of a tract marked "Reserved"; thence easterly along the southern margin of said Reserved Tract 134.41 feet to a concrete monument at the northeast corner of said Lot 16; thence southerly with said Reserved Tract, 84 feet to the corner of lots 16 and 17; thence, with the line between said lots, westerly 160 feet to the beginning.

Being the same property conveyed to Joseph B. Robinson, Mary M. Robinson and Michael Jason Eubank as joint tenants with right of survivorship by deed dated September 17, 1996 and recorded September 18, 1996 of record in Book 10194, Page 422, Register's Office for Davidson County, Tennessee. The said Joseph B. Robinson and Mary M. Robinson having since died.
Stacy Eubank, wife of Michael Jason Eubank, joins in this conveyance for the purpose of conveying all her marital right, title and interest, including but not limited to, homestead and right to take elective share.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 300 Spence Circle, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 09/21/06 12:51 2 pgs
Fees:13.00 Taxes:338.74
20060921-0117196

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 18 day of September, 2006.

MICHAEL JASON EUBANK

STACY EUBANK

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, MICHAEL JASON EUBANK and wife, STACY EUBANK, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18 day of September, 2006.

NOTARY PUBLIC

My Commission Expires:

10/14/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $91,550.00.

AFFIANT

Subscribed to and sworn before me, this the 18 day of September, 2006.

NOTARY PUBLIC

My Commission Expires:

11/22/08

DARRIS BILLINGSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

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