RECORD & RETURN TO:
American Title Company, Inc.
925 Industrial Drive
Old Hickory, TN 37138
FILE # NOb-0464

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 Maryland Way, Suite 208
BRENTWOOD, TN 37027
06TN06TN02873

WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$101,000.00 Veronica Beech
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the
20th day of September, 2006. Pamela B. Matheney
Notary Public
NOTARY PUBLIC AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Wayne Furkins **36 Benzing Road** **Antioch, TN 37013**	new owner	**162.08-0-049.00**

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,

Richard Livingston, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeremy Wayne Furkins, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Antioch Park, Section 1, as of record in Book 3600, page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard M. Livingston, by Warranty Deed from Howard G. Spencer and Lisa J. Spencer, both unmarried, dated 09-16-1994 and recorded 09-20-1994 in Book 9470, page 12, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 3861, page 744, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **36 Benzing Road, 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 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 our hands this 20th day of September, 2006.

Richard Livingston
Richard Livingston

Davidson County DEEDWARR
Recvd: 09/26/06 14:41 2 pg
Fees:13.00 Taxes:373.70
20060926-0119154

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 Richard Livingston the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2006.

Commission Expires: 8/16/08

Notary Public

TONJA COX
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES:
8-16-08