WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/06 10:12 2 pgs
Fees:13.00 Taxes:444.00
20060927-0119410

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$120,000.00**.

Affiant

Subscribed and sworn to before me this 26 day of September, 2006.

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christopher Flatt	SAME	034-02-0-037.00
201 Cude Lane		
Madison , TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Windy M. Hale and spouse, Sammy G. Hale, Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christopher Flatt**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 20th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by T.R. Sanford, dated August 21, 1964, as follows:

Beginning at a concrete monument in the northeasterly margin of Cude Lane, said monument being at the north front corner of lot number 41 on the plan of Shephard Hills Section II, as of record in Book 2900, page 12, Register's Office for Davidson County, Tennessee, thence along the margin of Cude's Lane, Northwesterly 72.55 feet to an iron pin; thence North 56 deg. East 223.5 feet to an iron pin in the southerly line of lot number 10 of Shepherd Hills, Section 1, as of record in Book 2331, page 46, said Register's Office; thence along the line of lots numbers 10 and 11 in said subdivision, South 46 deg. 01 min. east 112.6 feet to a concrete monument at the northeast corner of lot number 41 above referred; thence with the line of said lot, south 63 deg. 39 min. west 250.7 feet to the point of beginning.

Being the same property conveyed to Windy M. Hale and spouse, Sammy G. Hale, Jr., by deed from Federal national Mortgage Association, on April 11, 2002, of record in Instrument Number 20020422-0049527, and re-recorded in Instrument Number 20020606-0068597 Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
- Restrictive Covenants of record in Book 2452, page 41, Register's Office for Davidson County, Tennessee.

This is improved property known as: **201 Cude Lane, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 26, 2006.

Sammy Hale Jr.

Windy Hale

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Windy M. Hale and spouse, Sammy G. Hale, Jr.** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 26, 2006

My commission expires 9-22-07

Notary Public

