McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

McCann & H
7105 Crossroad
Brentwood,
615-37

This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0609165
After Recording please return to:
McCann & Hubbard
7105 Crossroads Blvd, Suite 105, Brentwood TN 37027
File No. _____

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$105,000.00**

Affiant

Davidson County DEEDWARR
Recvd: 09/27/06 12:31 2 pgs
Fees:13.00 Taxes:388.50
20060927-0119566

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this
25th day of September, 2006

Notary Public
My commission expires:

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Angela G. Cruz 2944 Owendale Drive Antioch, TN 37013	New Owner	150-9-91

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jeff Hilburn, being one and the same as Jeffrey Donald Hilburn, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Angela G. Cruz, a married woman,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, TN,** described as follows; to-wit:

Land in Davidson County, Tennessee, being Lot No.58 on the Plan of Forest View Park, Section IV, Phase One, of record in Plat Book 5800, page 289, amended in Book 6220, page 646, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeff Hilburn from Kevin C. Hobgood, and wife Suzan Hobgood by Warranty Deed of record in Book 8589, page 797, and conveyed to Jeffrey D. Hilburn and wife Virginia M. Hilburn by Quitclaim Deed of record in Book 9164, page 229 and conveyed to Jeffrey Donald Hilburn by Virginia M. Hilburn by Quitclaim Deed of record in Book 10782, page 652, all in said Register's Office.

This description is taken from the last instrument of record.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions in Book 6312, page 609, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2006 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This is improved property known as **2944 Owendale Drive, Antioch, Tennessee 37013**

Init _____ Init _____

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

The undersigned, Lisa Lynn Hilburn, spouse of Jeffrey Donald Hilburn, joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to his/her homestead, dower, and any and all other marital rights.

In witness, whereof, we Jeffrey Donald Hilburn and Lisa Lynn Hilburn, sign this Warranty Deed on this the 25th day of September, 2006.

Jeffrey Donald Hilburn

Lisa Lynn Hilburn

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Donald Hilburn** and wife **Lisa Lynn Hilburn,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 25th day of September, 2006.

TAMILYN DERRYBERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010