(1)

550.93
13. W

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 200
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $148,900.00

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2006.

Notary Public
My commission expires: 3/15/08

RUTHERFORD CO. JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC

13-0608-130307

Address of New Owner:	Send Tax Bills to:	Tax Information
Michelle Ashton	NEW OWNER	136-07-0-141
204 Clearlake Drive West		
Nashville TN 37217		

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, **Revonda Juanice Sanford Rucker**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ~~**Michelle Ashton**~~ **Michele Ashton**, 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 Rutherford County, Tennessee, being Lot No. 206, on the Plan of Priest Lake Park, Section 4, of record in Plat Book 4460, Pages 15-17, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jackie L. Sanford and wife, Revonda Juanice Sanford by deed from David C. Hooven and wife, Anna P. Hooven, dated 2-10-78, recorded 2-14-78, of record in Book 5252, Page 567, Register's Office for Rutherford County, Tennessee. Revonda Juanice Sanford and Jackie Lewis Sanford were divorced by Final Decree of the Fifth Circuit Court for Davidson County, Tennessee, Docket #80D-836. Said Decree divests title out of Jackie L. Sanford and vests title in Revonda Juanice Sanford of record in Book 5664, page 659, said Register's Office.

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 204 Clearlake Drive West, Nashville, TN 37217

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.

Davidson County DEEDWARR
Recvd: 10/04/06 10:52 2 pgs
Fees:13.00 Taxes:550.93

20061004-0122930

WITNESS my hand this 3rd day of October, 2006.

Revonda Juanice Sanford Rucker

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand in Murfreesboro, TN, this 3rd day of October, 2006.

Theresa D. Dorsey
State of Tennessee at Large

My Commission expires 09/21/09

