Davidson County DEEDWARR
Recvd: 10/04/06 12:50 2 pgs
Fees:13.00 Taxes:440.30

20061004-0123072

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN 25, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$119,000.00
Michael C. McGraw
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF September, 2006.
Donna C. Pionk
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael C. McGraw 713 Woodbrier Court Hermitage, TN 37076	FHHLC 1555 W. Walnut Hill Ln. Irving, TX 75038	Map 86-08 Parcel 34

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,

Teresa Noland, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael C. McGraw, 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. 200 ON THE FINAL P.U.D. PLAN OF PHASE 5-A, JACKSON'S RETREAT, OF RECORD IN BOOK 6250, PAGE 309, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 200 FRONTS 30 FEET ON THE NORTHERLY MARGIN OF WOODBRIER COURT AND EXTENDS BACK 239.91 FEET ON THE WESTERLY LINE, WHICH IS A BROKEN LINE, AND 181.43 FEET ON THE EASTERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 92.34 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO TERESA NOLAND, UNMARRIED BY DEED FROM KATRINA MARIE GILL, MARRIED, AND BYRON M. GILL, DATED JUNE 27, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20010629-0068896, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 309, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 5741, Page 360, Book 6482, Page 679, Register's Office for Davidson County, Tennessee.
4) Property is subject to Jackson's Retreat-Phase 5-A, a Planned Unit Development, Charter of record in Book 5745, Page 283, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 5745, Page 294, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 5741, Page 360, and in Book 6482, Page 679, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 713 Woodbrier Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 29th day of September, 2006.

Teresa Noland
Teresa Noland

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Teresa Noland, unmarried, with whom I am personally acquainted, (or who 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, at office, this 29th day of September, 2006.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MISSION EXPIRES:
JAN 28, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076