THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14811

Davidson County DEEDWARR
Recvd: 10/12/06 10:40 2 pgs
Fees:13.00 Taxes:566.10



20061012-0126808

Property Address:
113 Ellsworth Place, Antioch, TN 37013 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James Landry, married,** hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Larry J. Henry and wife, Myra G. Henry,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 110 on the Plan of Chatham Point, as shown by plat of record in Plat Book 6900, Page 444-447, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Barry Puckett and wife, Beverly A. Puckett, dated December 28, 1998, and recorded January 5, 1999, in the Register's Office for Davidson County, Tennessee, in Book 11283, at Page 495.

Jamie E. Landry joins in this deed to convey any and all marital rights, title and interest that she may have in the subject property.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 10th day of October, 2006.

James Landry {Seal}

Jamie E. Landry {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 10th day of October, 2006, before me, the undersigned officer, personally appeared James Landry and Jamie E. Landry, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: 11-27-2006

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $153,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KEVIN STEELE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Affiant

Sworn to and subscribed before me this the 10th of October, 2006.

Notary Public

My Commission expires: 9-16-07

Name of Owner and Property Address:
Larry J. Henry
113 Ellsworth Place

Antioch, TN 37013

Person Or Entity Responsible For Payment Of Taxes:
Larry J. Henry
Citimortgage Inc. PO Box 7706

Springfield, OH 45501-7706

Tax Parcel ID#: 151-01-0-A-110.00-CO