Davidson County DEEDWARR
Recvd: 10/17/06 09:03 2 pgs
Fees:13.00 Taxes:401.45

20061017-0128517

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $108,500.00

Affiant

TIFFANY N. KNIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

Subscribed and sworn to before me, this 13th day of October, 2006.

Notary Public
My commission expires: 6-24-09

05-0609-63174

Address of New Owner:	Send Tax Bills to:	Tax Information
Casey L. Forsythe 5817 A Leslie Avenue Nashville TN 37209	NEW OWNER	091-10-0140.00

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, Chad W. Michael and wife, Ashlie B. Michael, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Casey L. Forsythe, unmarried, 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 Davidson County, Tennessee, being Lot No. 32, on the Plan of Subdivision of Lot No.s 39 and 40 of the B. F. Cockrill Farm, of record in Book 332, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Chad W. Michael and wife, Ashlie B. Michael by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America, dated 7-25-01, recorded 7-27-01, of record in Instrument No. 20010727-0079876, Register's Office for Davidson County, Tennessee.
>
> 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 5817 A Leslie Avenue, Nashville, TN 37209

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.

WITNESS my hand this 13th day of October, 2006.

Chad W. Michael
Chad W. Michael

By: Dwight Sesler, attorney in fact
Dwight Sesler, Attorney In Fact

Ashlie B. Michael
Ashlie B. Michael

By: Dwight Sesler, attorney in fact
Dwight Sesler, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Dwight Sesler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Chad W. Michael and Ashlie B. Michael and that he/she is authorized by Chad W. Michael and Ashlie B. Michael to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 13th day of October, 2006.

Katherine Lee
Notary Public at Large

My commission expires: 9/22/07

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.