#600728

File Box 30

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/06 14:17 2 pgs
Fees:13.00 Taxes:660.45

20061017-0128947

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2006

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Marvin G. Hall		Map 150
4101 Lancashire Drive		Group 4
Antioch, TN 37013		Parcel 37

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

Joyce Terris, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Marvin G. Hall, 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. 536, on the Plan of Kensington of Priest Lake, Section One-B, of record in Plat Book 6250, Page 150, said Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Helen Terris and Joyce Terris by Quitclaim Deed from Helen Terris, of record in Book 10816, Page 312, said Register's Office. The said Helen Terris died August 11, 2006, leaving Joyce Terris as surviving tenant.

This conveyance is subject to Restrictive Covenants of record in Book 6386, Page 65, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 150, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4101 Lancashire Drive, Antioch, TN 37013

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 this 5th day of October, 2006.

Joyce Terris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce Terris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of October 2006.

My Commission Expires: 01/24/09

NOTARY PUBLIC

