Davidson County DEEDWARR
Recvd: 10/24/06 14:49 2 pgs
Fees:13.00 Taxes:471.75

20061024-0131898

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF LAWRENCE
The actual consideration or value, whichever is greater, for this transfer is $127,500.00

Affiant

DONNA RHEA STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

Subscribed and sworn to before me, this 29th day of September, 2006.

Notary Public
My commission expires: 3-30-10

02-0609-45088

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Leslie Pearson 207 Calypso Court Antioch TN 37013	Leslie & Alisa Pearson 207 Calypso Court Antioch, TN 37013	150-03-0-220.00

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, William Terry Ferguson, Jr., and Laveeta S. Ferguson, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Leslie Pearson, and Alisa Pearson, 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. 72, on the Plan of Section Two, Harbor Landing, of record in Book 6250, Page 352, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gaius Clem and wife, Barbara Mai Clem and Judith Butler by deed from Steven Douglas Hutchinson and wife, Wendy Hutchinson, dated 6-30-89, recorded 7-07-89, of record in Book 7883, Page 685, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Terry Ferguson, Jr. by deed from Gaius Clem and wife, Barbara Mai Clem, dated 8-16-99, recorded 8-31-99, of record in Book 11642, Page 629, Register's Office for Davidson County, Tennessee.

Furthermore being the same property conveyed to Gaius Clem and Barbara Mai Clem by quitclaim deed from Judith Butler, dated 9-01-99, recorded 9-10-99, of record in Book 11657, Page 71, 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 207 Calypso Court, 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, 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.

T.A.I.

WITNESS my hand this 29th day of September, 2006.

William Terry Ferguson, Jr. Laveeta S. Ferguson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Terry Ferguson, Jr. and Laveeta S. Ferguson , 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 Brentwood, TN, this 29th day of September, 2006.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission expires
1/23/10

Person Responsible for Taxes:

Leslie and Alisa Pearson
207 Calypso Court
Antioch, TN 37013