This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060807

Davidson County DEEDWARR
Recvd: 10/27/06 10:55 3 pgs
Fees:18.00 Taxes:443.63
20061027-0133465

Send Tax Bills To:
Same As New Owner

New Owner is:
Jamie Lubiens
1422 Timber Valley
Nashville, TN 37214

MAP: 108-16-0
PARCEL: 073.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jacquelyn Carter, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jamie Lubiens, unmarried,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 84-A, Zone Lot Division Lots 27, 76, 82, 83 and 84, Section Two, Percy Priest Woods Subdivision of record in Plat Book 5200, page 756, amending Plat Book 5800, Page 259,Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed Jacquelyn Carter, unmarried, by Warranty Deed from Cheryl M. McAdams, unmarried, dated 6-21-02 and recorded 7-1-02 in Instrument No. 20020701-0078764, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JC by Jm QiF
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18 day of October, 2006.

GRANTOR:

Jacquelyn Carter By Cheryl McAdams, Attorney in Fact

Jacquelyn Carter, By Cheryl McAdams as

Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared,**Cheryl McAdams** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Jacquelyn Carter,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book _____, Page _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 18th day of October, 2006.

TODD J. BRECKENRIDGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2010

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Cheryl McAdams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18th day of October, 2006.

TODD J. BRECKENRIDGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2010

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $119,900.00.

Bernice R. Burns
Affiant

SWORN TO and subscribed before me this 18th day of October, 2006.

NOTARY PUBLIC

My commission expires:

TODD J. BRECKENRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 26, 2010