Record 2nd

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF Oct., 2006 Daphne M. Davis Notary Public MY COMMISSION EXPIRES: 11-14-09 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/31/06 15:13 2 pgs
Fees:13.00 Taxes:1109.63
20061031-0135244

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Kristin Selph	Homecomings	MAP 171-7
5709 Cloverland Place	2101 Rexford, Ste. 250W	PARCEL 9
Brentwood, TN 37027	Charlotte, NC 28211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Edward A. Hefner and wife, Deborah J. Hefner**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret Kristin Selph and Hardy M. Selph, wife and husband**

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. 6 on the Plan of Section 2, Cloverland Acres, of record in Book 4460, Page 114, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward A. Hefner and wife, Deborah J. Hefner by deed from Leslie S. Barkley and wife, Frances A. Barkley of record in Book 8743, Page 41, Register's Office for Davidson County, Tennessee, dated 9/29/92.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **5709 Cloverland Place, Brentwood, TN 37027.**

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 our hand(s) this the 30th day of October, 2006.

Deborah J. Hefner
Deborah J. Hefner

Edward A. Hefner by Deborah J. Hefner
Edward A. Hefner by Deborah J. Hefner, Attorney-in-Fact

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 **Deborah J. Hefner** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of October, 2006.

My Commission expires 1-26-08

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES 1-26-008

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 **Deborah J. Hefner** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Edward A. Hefner**, as his Attorney in Fact, as the free act and deed of the within named **Edward A. Hefner**.

Witness my hand and official seal this the 30th day of October, 2006.

My Commission expires 1-26-08

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES 1-26-008