WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$149,000.00~~

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **27TH DAY OF OCTOBER, 2006.**

NOTARY PUBLIC

MY COMMISION EXPIRES

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/02/06 16:03 3 pgs
Fees:18.00 Taxes:551.30
20061102-0136538

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map, Parcel Number:
Ron Lee Francis	Ron Lee Francis	43-13-240
116 Hickory Street	1101 A. Darbytown Dr.	
Madison, TN 37115	Nashville TN 37207	

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,

Joy Lamberson McNaughten,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Ron Lee Francis,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2007 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 843, page 44, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(X) Improved
This ( ) Unimproved property is known as: **116 Hickory Street**
Madison, TN 37115

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 not 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 ever 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 **27th** day of **October, 2006**.

Joy Lamberson McNaughten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Joy Lamberson McNaughten**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Madison, TN.**

This 27th day of October, 2006.

Notary Public

My Commission Expires: _____

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

Exhibit "A"

Land located in Davidson County, Tennessee, being Lot No. 5 on the unrecorded Map showing the resubdivision of Lots 2, 3, 4 and 5 of Block "I" of Forest Park Subdivision, of record in Book 843, page 44, Register's Office, Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.

Said Lot No. 5 fronts 51 feet 8 inches on the south side of Oak (or Elm) Street and runs back between lines 291 feet to a dead line on which it measures 50 feet.

Being the same property conveyed to Joy Lamberson McNaughten, by Quitclaim Deed from Hugh L. McNaughten, filed for record 06/25/04 in Instrument No. 20040625-0075565, Register's Office for Davidson County, Tennessee. See also Warranty Deed of record in Instrument No. 20030131-0013346, said Register's Office.