Davidson County DEEDWARR
Recvd: 11/06/06 09:54 2 pgs
Fees:13.00 Taxes:616.05
20061106-0137572

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060831

Send Tax Bills To:
Carl J. Banks
2168 Forge Ridge Drive
Nashville, Tn. 37217

New Owner is:
2168 Forge Ridge Drive
Nashville, TN 37217

MAP: 135-06-0-A-031.00
PARCEL:

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, **Teremy D. Banks and ~~Omekan~~ Omekao R. Banks**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Carl J. Banks** , 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. 31 on the Plan of Resubdivision of Lot 1 Forge Ridge, of record in Plat Book 9700, pages 295-296, as corrected in Book 10316, page 880, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Omekao Fontenot, an unmarried woman and Teremy Banks, an unmarried man, by Warranty Deed from Diane S. Gross, unmarried, dated 4-26-02 and recorded 4-29-02 in Instrument No. 20020429-0052367, Register's Office for Davidson County, Tennessee. The said Omekao Fontenot is also known as Omekao R. Banks.

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.

TJB ORB
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 1st day of November, 2006.

GRANTOR:

Teremy D Banks

Teremy D. Banks

Omekao R. Banks

~~**Omekan** R. Banks~~
Omekao OB

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Teremy D. Banks and Omekan R. Banks**, 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 1st day of November, 2006.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S Hill
Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $166,500.00.

Carl J. Banks
Affiant

SWORN TO and subscribed before me this 1st day of November, 2006

Peggy S Hill

7-25-09

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009