Davidson County DEEDWARR
Recvd: 11/07/06 08:29 2 pgs
Fees:13.00 Taxes:4.72
20061107-0138289

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.	
Brenda June Trotter	Same as New Owner	Map	39
2124 Quail Ridge Dr.		Parcel	58
Nashville, TN 37207-1038			

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RENATE PUCKETT a/k/a RENATE PARADISE, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto BRENDA JUNE TROTTER, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 1st Councilmanic District of Davidson County, Tennessee, being Map 39 Parcel 58 on the records of the Tax Assessor for Davidson County, Tennessee, containing .91 acres according to the said Tax Assessor, and being described as follows:

Bounded on the North by Waller Road, on the East by the property conveyed to Richard John Anderson by deed filed for record as instrument #20011017-0113184, Register's Office for Davidson County, TN (Map 39 Parcel 59.01 TAODCT), on the South by the property conveyed to Ronald B. Buchanan and Raymond A. Buchanan by deed filed for record in Book 6945, Page 42, Register's Office for Davidson County, TN (Map 48 Par 8 TAODCT) and on the West by the property conveyed to Charles E. Waller, et. al. by deed filed for record as instrument #20000713-0069419, Register's Office for Davidson County, TN (Map 48, Parcel 1 TAODCT).

Being a part of the same property conveyed to Renate Puckett, now Renate Paradise by Deed of Record in Book 7969, Page 679, Register's Office for Davidson County, TN.

The property is unimproved property located on Waller Road, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, now due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to roadway as reserved by instrument of record in Book 1383, page 121, said Register's Office.

And, the GRANTOR does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Joinder of Spouse: JAMES PARADISE, husband of RENATE PARADISE joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Renate Paradise
RENATE PUCKETT
a/k/a RENATE PARADISE

James Paradise
JAMES PARADISE

"GRANTEE"

Brenda June Trotter
BRENDA JUNE TROTTER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RENATE PUCKETT a/k/a RENATE PARADISE and husband, JAMES PARADISE, and BRENDA JUNE TROTTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this the 3 day of November, 2006.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

Patsy C. Davison
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $1,275.00.

Brenda June Trotter
Affiant

Sworn to and subscribed before me, this the 3 day of November, 2006.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

Patsy C. Davison
NOTARY PUBLIC