JDB

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/13/06 10:55 2 pgs
Fees:13.00 Taxes:92.50

20061113-0140197

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November 2006

Notary Public

MY COMMISSION EXPIRES: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 100, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Steve Hannah (NAME) | SAME AS NEW OWNER (NAME) | MAP 53-14 |
| 104 Riva Ridge (ADDRESS) | (ADDRESS) | PARCEL 85 |
| Hendersonville, TN 37075 (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, Joseph Edward Fox, Sr. and wife, Ollie Mai Fox

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

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:

Being in the 11th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a point marked with an iron pin in the Westerly margin of Pawnee Trail, on the Map or Plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930, in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee. Said point of beginning being 685.8 feet, more or less (Southerly with the Westerly margin of said Pawnee Trail) from the Southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence with the Westerly margin of Pawnee Trail, South 44 deg. 23' East 50 feet to a point marked with an iron pin; thence South 45 deg. 37' West 150 feet, more or less, to a point marked with an iron pin; thence North 44 deg. 23' West 50 feet to a point marked with an iron pin; thence North 45 deg. 37' East 150 feet, more or less, to the point of beginning.

Being part of the same property conveyed to Joseph Edward Fox, Sr. and wife, Ollie Mai Fox by Warranty Deed dated July 13, 1989, from Lloyd Randy Collins and wife, Elise Collins, of record in Book 7888, Page 781, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

unimproved ( X )
This is improved ( ) property, known as 1418 Pawnee Trail, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 10th day of November, 2006

Joseph Edward Fox Sr.
Joseph Edward Fox, Sr.

Ollie M Fox
Ollie Mai Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Edward Fox, Sr. and wife, Ollie Mai Fox

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 30th day of November, 2006.

Commission expires 9/22/07

Notary Public

DANIELLE WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public