203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November 2006
Notary Public
MY COMMISSION EXPIRES: 9/21/09
(AFFIX SEAL)

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Svanson (NAME)	First Magnus Financial (NAME)	MAP 53-05
1288 Cheyenne Blvd. (ADDRESS)	700 North Mopac, Suite 330 (ADDRESS)	PARCEL 16
Madison, TN 37115 (CITY) (STATE) (ZIP)	Austin, TX 78731 (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, Oscar Haley, Jr.

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

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. 156 on the Plan of Sequoia Valley, Section 3, a plat of which is of record in Plat Book 4460, Page 83, Register's Office for Davidson County, Tennessee.

SAID Lot No. 156 fronts 112.3 feet on the Westerly margin of Cheyenne Boulevard and extends back 250.5 feet on the Northerly line and 237 feet on the Southerly line to a dead line in the rear, measuring 62.6 feet thereon.

Being the same property conveyed to Oscar Haley, Jr., a married person by Warranty Deed dated October 6, 2000, from Albert Ernest Sullivan and wife, Wilma June Sullivan, of record by Instrument No. 20001018-0103308 in the 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.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ( )
This is improved (X) property, known as 1288 Cheyenne Boulevard, 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 my hand this 8th day of November 2006

X Oscar Haley
Oscar Haley, Jr.

Davidson County DEEDWARR
Recvd: 11/13/06 10:57 2 pgs
Fees:13.00 Taxes:629.00
20061113-0140201

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF ~~TENNESSEE~~ Georgia

COUNTY OF ~~DAVIDSON~~ Clayton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Oscar Haley, Jr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Goodlettsville~~ Jonesboro, GA, ~~Tennessee~~, this 8th day of November 2006.

Commission expires 10/23/07

Notary Public

JENNIFER NOLEN NOTARY PUBLIC CLAYTON COUNTY GEORGIA EXPIRES OCTOBER 23, 2007

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