Davidson County DEEDWARR
Recvd: 11/13/06 14:43 2 pgs
Fees:13.00 Taxes:2294.00
20061113-0140602

RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

WARRANTY DEED

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$620,000.00**.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS October 31, 2006.

NOTARY PUBLIC

My commission expires: 11-22-08

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane Suite 5, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothey Jeffus 4300 Lealand Lane Nashville, TN 37204	New Owner	132050075.00

FOR AND IN CONSIDERATION of the sum of **Six Hundred Twenty Thousand dollars and zero cents ($620,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Melanie Francis, a single person,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto **Timothey Jeffus, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County, TN**, and being further described as follows, to-wit:

Being the property commonly known as 4300 Lealand Lane, Nashville, TN 37204

Parcel # 132 05 0 075.00

Being Lot No. 11 on the Plan of Glendale Park, Section II, as of record in Book 1130, page 61, Register's Office for Davidson County, TN, to which reference is made for a more complete description.

Being the same property conveyed to Melanie Francis, a single person, by Deed from James Mitchell Johnson and wife, Elise A. Johnson, dated 7-13-05, of record in Instrument No. 20050713-0081183, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes which are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this October 31st, 2006.

Melanie Francis
Melanie Francis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Melanie Francis**, being by me and duly sworn (or affirmed), 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 seal, this October 31st, 2006.



Deborah Nelson-Rouse
Notary Public

Deborah Nelson-Rouse
Printed Name

My commission expires: **MY COMMISSION EXPIRES: July 24, 2010**

Prepared By:

Leeza Osborne
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

After Recording Return To:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027