WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/06 09:40 3 pgs
Fees:18.00 Taxes:503.66
20061115-0141679

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,125.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2006.

NOTARY PUBLIC

MY COMMISION EXPIRES
(AFFIX SEAL)

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Johnny Guy and Ronisha Guy	Same	**51.08-48.00**
863 Argle Avenue		
Madison, TN 37115		

FOR AND IN 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,

Richard K. Evirs and wife, Gretchen R. Evirs

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

Johnny Guy and Ronisha Guy,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 843, page 7, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(X) Improved
This ( ) Unimproved property is known as: **863 Argle Avenue**
Madison, TN 37115

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 not 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 ever 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 9th day of **NOVEMBER, 2006**.

Richard K. Evirs **Gretchen R. Evirs**

STATE OF California
COUNTY OF Ventura

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Richard K. Evirs and Gretchen R. Evirs**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

This 9th **day of NOVEMBER, 2006 .**

M. Hawe
Notary Public

My Commission Expires: March 22, 2008

M. HAWE
Commission # 1478173
Notary Public - California
Ventura County
My Comm. Expires Mar 22, 2008

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 15 and the southerly 40 feet of Lot No. 14, Block "D" on the revised Plan of Power of Roth's Madison Subdivision as of record in Book 843, page 7, Register's Office for said county.

Said Lot No. 15 and part of said Lot No. 14 adjoin and front together 83.6 feet on the east side of Argle Avenue, and run back between lines 220 feet on the north line of part of Lot No. 14 and 235 feet on the south line of Lot No. 15 along the north margin of Emmit Avenue to a dead line in the rear on which they measure 161.4 feet more or less.

Being the same property conveyed to Richard K. Evirs and wife, Gretchen R. Evirs, as tenants by the entirety, by Warranty Deed from Dana C. Brinker and wife, Lisa R. Brinker, and Lori Lotz, formerly known as Lori Lewis, dated 06/15/95 and filed for record 06/15/95 in Book 9702, page 725, Register's Office for Davidson County, Tennessee.