WARRANTY DEED

LORA CARLSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TN
COUNTY OF ~~KNOX DAVIDSON~~ KNOX

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER 2006

Notary Public:

MY COMMISSION EXPIRES: 3-20-10
6/7/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Park Place Title & Escrow, 9041 Executive Park Drive Ste 703, Knoxville, TN 37923

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James and Tana M. Willeby	James and Tana M. Willeby	09105024700
(NAME)	(NAME)	
632 Vernon Avenue	632 Vernon Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, Billy D. Willeby and wife, Linda Willeby, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Willeby and wife, Tana M. Willeby,*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: *aka Tana Willeby

SEE ATTACHED EXHIBIT A

unimproved
This is improved x property, known as 632 Vernon Avenue, Nashville, TN 37209
(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 hands this 10TH day of NOVEMBER 2006

Davidson County DEEDWARR
Recvd: 11/16/06 10:43 2 pgs
Fees:13.00 Taxes:407.00
20061116-0142356

Billy D. Willeby

Linda Willeby

STATE OF Tennessee
COUNTY OF Davidson

On this 10th day of November 2006, before me personally appeared Billy D. Willeby and wife, Linda Willeby, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at office this 10TH day of NOVEMBER 2006

Commission expires: 3-20-10

Notary Public

JOSEPH KAROVICS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

PLEASE RETURN TO:
Southeastern Title & Escrow
9041 Executive Park Dr., Suite 703
Knoxville, TN 37923

EXHIBIT A

TRACT II

Land in Davidson County, Tennessee, being the northerly ½ of Lot No. 12 on the Plan of the re-subdivision of Westover Subdivision of Lot No. 37, Cockrill Plan as of record in Book 421, page 25, Register's Office for said County.

Said part of Lot No. 12 fronts 50 feet on the easterly side of Vernon Avenue and extends back between parallel lines 175 feet to a deed line.

THIS CONVEYANCE IS MADE SUBJECT to all matters appearing on the plat of record in Plat Book 421, Page 25; and any restrictions, easements or setback lines ancillary thereto, said Register's Office.

BEING part of the same property conveyed to Billy D. Willeby and wife, Linda Willeby by Deed from Nell C. Burns, a widow and single person and Mary E. Ross, a widow and single person, both Grantors being the sole heirs-at-law of Cameron F. Farrell, deceased, dated June 30, 1987 and filed of record on July 6, 1987 in Deed Book 7287, page 976, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1) any and all restrictions and or easements 2) zoning regulations 3) taxes that have been assumed by the Grantee herein.

