Davidson County DEEDWARR
Recvd: 11/21/06 09:29 1 pg:
Fees:13.00 Taxes:370.00

20061121-0144251

RECORD AND RETURN TO:
TN TITLE & ESCROW
238 N. Lowry
Smyrna, TN 37167

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Tewana Tolbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2006

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 6/28/08

THIS INSTRUMENT WAS PREPARED BY
TN TITLE & ESCROW, 238 N. Lowry, Smyrna, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tewana M. Tolbert **4637 Long Branch** **Antioch,TN 37013**	**SAME**	**148-8-209.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Beverly Segree and Lawrence Everard Segree, joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tewana M. Tolbert and husband, Latrone Tolbert

HEREINAFTER CALLED THE GRANTEES, ***His /Her / 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. 26 on the plan of Section Eight, Terragon Trails, of record in Book 5200, Page 41, Register's Office for said County.

Said Lot No. 26 fronts 60.0 feet on the southwesterly margin of Long Branch and extends back 127.07 feet on the northwesterly line and 133.90 feet on the southeasterly line to a dead line in the rear, measuring 63.73 feet thereon.

Being the same property conveyed to Beverly Segree and Lawrence Everard Segree, as Joint Tenants with the Right of Survivorship, by Quitclaim Deed dated 10/23/2002, from Beverly Segree, of record in Instrument No. 20021125-0146112, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **4637 Long Branch, Antioch, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ***GRANTEE(S), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 17th day of November, 2006

Beverly Segree
Beverly Segree

Lawrence Everard Segree
Lawrence Everard Segree

STATE OF TENNESSEE COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Segree and Lawrence Everard Segree, the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of November, 2006.

Commission Expires: May 22, 2010

Venita M. Fraze
Notary Public:

VENITA M. FRAZE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: May 22, 2010