# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/06 10:04 2 pgs
Fees:13.00 Taxes:1095.20

20061130-0147705

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 296,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF August 2006

Notary Public

MY COMMISSION EXPIRES: 9-22-07

AFFIX SEAL

BRENDA SHELBY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 110, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kyle J. Wilson | New South Federal Savings Bank | MAP 012-00 |
| (NAME) | (NAME) | |
| 8242 Old Springfield Pike | 210 Automation Way MSN 49730 | PARCEL 200.00 |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Birmingham, AL 35210 | |
| (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, Kevin M. Hall and wife, Carla A. Hall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kyle J. Wilson, Unmarried

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. 7 on the Plan of Lockeridge Subdivision, of record in Plat Book 9700, Page 202, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kevin M. Hall and wife, Carla A. Hall, by Warranty Deed dated June 10, 2005, from Maryann Hunt, Unmarried, of record by Instrument No. 20050614-0067790 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record. Also subject to an Ingress and Egress Easement for the use and maintenance of a carport partially located on Lot 7 of Lockeridge Subdivision of record by Instrument No. 20050519-0056500 in the Register's Office for Davidson County, Tennessee.

Kevin M. Hall executes this Instrument as Attorney-in-Fact on behalf of Carla A. Hall pursuant to Specific Power-of-Attorney of record by Instrument No. 20061130014770 4, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 8242 Old Springfield Pike, Goodlettsville, TN 37072
(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 hand s this 18th day of August, 2006

Kevin M. Hall

Kevin M. Hall
Carla A. Hall
By: Kevin M. Hall
Kevin M. Hall, Attorney-in-fact

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**On this the 18th day of August, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kevin M. Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carla A. Hall as her Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said Carla A. Hall.**

**Witness my hand and official seal at Goodlettsville, Tennessee, this the 18th day of August, 2006.**

**Notary Public**

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**My Commission Expires:** 9/22/07

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**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin M. Hall, 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, Tennessee, this the 18th day of August, 2006.**

**Notary Public**

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**My Commission Expires:**
9/22/07