Davidson County DEEDWARR
Recvd: 12/04/06 08:58 2 pgs
Fees:13.00 Taxes:327.45

20061204-0148891

WARRANTY DEED

P-KW-06-0304

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Carol A Clawson
Affiant

Subscribed and sworn to before me, this 29th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC (HTI)
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katrina I. Rouse	Katrina I. Rouse	
304 Cherry Street (ADDRESS)	304 Cherry Street (NAME) (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	04313027100

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MYRA HARGIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATRINA I. ROUSE, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 28 and 29 of Block "C" on the Map of Crittenden Estates, as of record in Plat Book 974, Page 69, Registers Office for said County.

Said Lot Nos. 28 and 29 adjoin and front together 100 feet on the southerly side of Cherry Street, and extend back between parallel lines 140 feet to a dead line in the rear.

(a) Being the same property conveyed to James C. Hinkle and wife, Bobbie L. Hinkle by deed (DB) from O. Alfred Murdock and wife, Lillian E. Murdock of record in Book 5021, Page 919 on 04/13/1976 and filed for record on 05/05/1976 , Register's Office for said County. The said James C. Hinkle having since died.
(b) Being the same property conveyed to Bobbie L. Hinkle and Myra Hargis, as joint tenants, with the right of survivorship by deed (DEEDQC) from Bobbie L. Hinkle, a widow, and Dennis Wright, Trustee of record in Instrument 200310270157960 on 10/24/2003 and filed for record on 10/27/2003 , Register's Office for said County. Bobbie L. Hinkle having since died leaving the above property vested solely to Myra Hargis.

unimproved ( )
This is improved (X) property, known as 304 CHERRY STREET, Madison, Tennessee 37115
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of November, 2006.

Myra Hargis
Myra Hargis

STATE OF Tennessee
COUNTY OF DAVIDSON

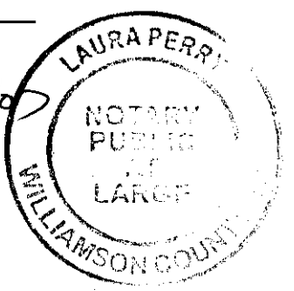
On this the 29th day of November, 2006, before me personally appeared Myra Hargis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of November, 2006.

Notary Public

My Commission Expires: 12/09/10

(SEAL)



RETURN TO:
Homeland Title, LLC (HTI)
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959