Davidson County DEEDWARR
Recvd: 12/06/06 14:58 2 pgs
Fees:13.00 Taxes:481.00

20061206-0151002

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
2528 N. Mt. Juliet Road
MT. JULIET, TN 37122
06TN3668

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$130,000.00

William R. Thaxton Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of November, 2006

Notary Public

MY COMMISSION EXPIRES: My Commission Expires April 12, 2008

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 2528 N. MT. JULIET ROAD, MT. JULIET, TN 37122

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Thaxton, Jr. **115 Connell Street** **Goodlettsville, TN 37072**	Same	019-13-0-02P. CO

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,

Jerry D. Thaxton unmarried

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

William R. Thaxton, Jr. 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, State of Tennessee, described as follows, to-wit:

Being the Westerly 35 feet of Lot No. 5 and the easterly 30 feet of Lot No. 6 on the map showing the subdivision of part of the W. B. Myers Home Place, as of record in Book 547, page 41, Register's Office for said County.

Said parts of Lots Nos. 5 and 6 adjoin and front together 65 feet on the southerly side of Connell Street and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to \Jerry D. Thaxton, unmarried\, by \Warranty Deed\ from \The Estate of Mildred Strickland by Jesse Ray Thaxton, Executor\, dated \December 19, 2001\ and recorded \January 14, 2002\ in Instrument No. 20020114-0005214\, \Register's Office for Davidson County, Tennessee

Unimproved ( )
This is improved (X) property known as **115 Connell Street , Goodlettsville, TN 37072**
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 30th day of November, 2006.

Jerry D. Thaxton

Jerry D. Thaxton

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry D. Thaxton unmarried 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 at Springfield Tennessee, this 30th day of November, 2006.

Commission Expires:_____

Notary Public

My Commission Expires April 12, 2008

