Davidson County DEEDWARR
Recvd: 12/18/06 10:01 2 pgs
Fees:13.00 Taxes:710.40

20061218-0155378

WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: MARCH 9, 2010

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$192,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2006.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lewis C. Mengle **Glennis C. Mengle**	**SAME**	**173040A02500CO**
160 Brian Circle		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James S Sanders and wife, Diane W Sanders

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

Lewis C. Mengle, and wife, Glennis C. Mengle

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:

Being Lot No. 25 on the Plan of Oak Highlands Subdivision, Phase I, as of record in Book 6900, Page 432 through 435, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James S. Sanders and wife, Diane W. Sanders, by Deed from Great Southern Homes of TN, Inc., dated 12/1/1989, of record in Book 8000, Page 194, Register's Office for Davidson County, TN.

This is improved (__x__) Unimproved (____) property, known as **160 Brian Circle, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this **15th** day of **December, 2006.**

James S Sanders

Diane W Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

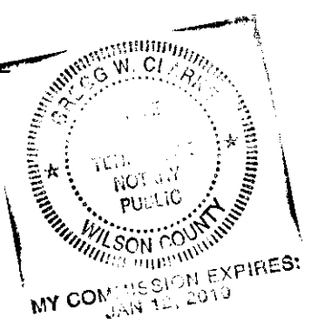
Personally appeared before me, a Notary Public of said County and State, **James S Sanders and wife, Diane W Sanders,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **December, 2006.**

_____

Notary Public

My Commission Expires: _____



Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543