2654
book 186

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $167,500.00

Kenneth Spence
Affiant

Subscribed and sworn to before me, this 7th day of December, 2006.

Sarah Drenske
Notary Public
My commission expires: 11/14/09

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

08-0611-90976

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Patrick T. Thibodeaux	Worthington Mortgage Group	029-00-0-382.00
5545 Clarksville Pike	4040 Balmoral Drive	
Joelton TN 37080	Huntsville, AL 35801	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James G. McNeese and wife, Brenda A. McNeese, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patrick T. Thibodeaux and wife, Allison B. Thibodeaux, hereinafter called the Grantees, their successors 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. 2, on the Plan of The House of Righteous Endeavor Lots, of record in Instrument No. 20000211-0014171, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James G. McNeese and wife, Brenda A. McNeese by deed from David Eidson, Sr., James G. McNeese, Mary R. McNeese, Jay Plunkett and Elois Rediker, as Trustees of The House of Righteous Endeavor, dated March 21, 2000, recorded April 13, 2000, of record in Instrument No. 20000413-0037384, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5545 Clarksville Pike, Joelton, TN 37080

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 12/19/06 14:51 2 pgs
Fees:13.00 Taxes:619.75

20061219-0156361

WITNESS my hand this 7th day of December, 2006.

James G. McNeese

Brenda A. McNeese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James G. McNeese and Brenda A. McNeese, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 7th day of December, 2006.

State of Tennessee at Large

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

My Commission expires: July 19, 2008

Return to:
ADVANTAGE TITLE & ESCROW
109 KENNER AVENUE
NASHVILLE, TN 37205
615-292-2665
#2654