Davidson County DEEDWARR
Recvd: 12/20/06 13:48 2 pgs
Fees:13.00 Taxes:508.75

20061220-0156803

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 Maryland Way, Suite 208
BRENTWOOD, TN 37027
06TN03600

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$137,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 09/22/07

JOHNNA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Hadden **1805 Barnwell Court** **Hermitage, TN 37076**	New Owner	086 -7- 172.00

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,

Theresa L. Barnhill f/n/a Theresa L. Underwood , married

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

William Hadden and Shahed Karimy, both 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. 240 on the Final P.U.D., Plan of Jackson's Retreat, Phase 5-B, Revised of record in Book 6250, page 905, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Theresa L. Underwood, unmarried by Warranty Deed from Larry E. Smith and wife, Sharon A. Smith dated October 27, 2000 and recorded October 23, 2000 in Instrument No. 20001023-0104470, Register's Office for Davidson County, Tennessee. Theresa L. Underwood is one and the same person as Theresa L. Barnhill.

James E. Barnhill, Jr. , spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his interests, in any, in said real estate.

Unimproved ( )
This is improved (X) property known as **1805 Barnwell Court, Hermitage, TN 37076**

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.

Theresa L. Barnhill f/n/a Theresa L. Underwood

Theresa L. Barnhill f/n/a Theresa L. Underwood

James E. Barnhill, Jr.

James E. Barnhill, Jr.

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Theresa L. Barnhill f/n/a Theresa L. Underwood and James E. Barnhill, Jr.

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 Mt. Juliet, Tennessee, this 30th day of November, 2006.

Commission Expires:_____

Gail C. Victory
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010