Davidson County DEEDWARR
Recvd: 12/20/06 13:44 2 pgs
Fees:13.00 Taxes:684.50

20061220-0156820

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 18th day of December, 2006.

Notary Public
My commission expires: 6/9/07

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

15-0611-150930

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Ronald G. Rains<br>1409 Turner Street<br>Old Hickory TN 37138 | Same | 53-03-0-417 |

## 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, Melissa K. Wyatt, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ronald G. Rains, 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. 132, on the Plan of Section "B", E. I. DuPont de Nemours & Company Lands, of record in Book 1424, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melissa K. Steele, an unmarried person by deed from Mary Ann Holly Russ and Carl Edward Holly, both married, dated September 25, 1995, recorded September 28, 1995, of record in Book 9809, Page 115, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brady H. Wyatt and wife, Melissa K. Wyatt by Quitclaim Deed from Melissa K. Steele Wyatt, dated December 7, 1998, recorded December 15, 1998, of record in Book 11253, Page 597, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Melissa K. Wyatt by Quitclaim Deed from Brady H. Wyatt and wife, Melissa K. Wyatt, dated January 13, 1999, recorded January 20, 1999, of record in Book 11303, Page 925, 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 1409 Turner Street, Old Hickory, TN 37138

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.

WITNESS my hand this 18th day of December, 2006.

Melissa K. Wyatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Hermitage, TN, this 18th day of December, 2006.

JENNIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Jennifer L. Wise
State of Tennessee at Large

My Commission expires 5/3/2010