Davidson County DEEDWARR
Recvd: 12/21/06 14:49 2 pgs
Fees:13.00 Taxes:673.77

20061221-0157626

WARRANTY DEED

B-AFG-06-3636

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,100.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF December, 2006

Notary Public

MY COMMISSION EXPIRES: 11/22/2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrance L. Lewis	New Century Mortgage Corp.	
3636 Huntingboro (ADDRESS)	P.O. Box 54284 (NAME)	150-8-137
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Irvine, CA 92619-4284 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WESLEY CARSON HAZELWOOD AND LESLIE F. HAZELWOOD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERRANCE L. LEWIS AND TARA C. YOUNG, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 445, SOMERSET, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 690 AND 691, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WESLEY CARSON HAZELWOOD AND WIFE, LESLIE F. HAZELWOOD BY WARRANTY DEED FROM PHILLIPS BUILDERS, INC., RECORDED ON THE 2ND DAY OF JULY, 1992 IN DEED BOOK 8668, PAGE 210, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6900, PAGE 690 & 691; BOOK 7619, PAGE 647; BOOK 7657, PAGE 583; BOOK 7675, PAGE 923; BOOK 7776, PAGE 826; BOOK 8201, PAGE 770; BOOK 7402, PAGE 980; BOOK 7404, PAGE 295, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3636 Huntingboro, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Wesley C. Hazelwood

Wesley Carson Hazelwood

Leslie F. Hazelwood

Leslie F. Hazelwood

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wesley Carson Hazelwood and Leslie F. Hazelwood, the within named bargainor, 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, this the 15th day of December, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903