Davidson County DEEDWARR
Recvd: 12/22/06 13:16 2 pg
Fees:13.00 Taxes:366.30

20061222-0158476

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00.

Norma S. Cates
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of December, 2006.

Notary Public

My Commission Expires: 10/10/09

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC DONALD R. BARRETT, JR.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
West End Homes, LLC, a Tennessee limited liability company

4950 Karen Ray Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

162-03-0-181.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Larry C. Cates and wife, Norma S. Cates hereinafter referred to as Grantors, hereby transfers and conveys to West End Homes, LLC, a Tennessee limited liability company, hereinafter referred to as 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. 12, on the Plan of Apache Hills, Section 4, as of record in Book 4460, Page 60, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lot.

Being the same property conveyed to Larry C. Cates and wife, Norma S. Cates by Warranty Deed from William R. Marlin and wife, Pamela R. Marlin, of record in Book 10801, Page 994, Register's Office for Davidson County, Tennessee, dated February 17, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 4460, Page 60, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4564, Page 724, Register's Office of said County.

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.

County and/or City taxes for the year 2006, a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 4950 Karen Ray Drive, 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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 15th day of December, 2006.

Larry C. Cates By Norma S. Cates IN Fact

Larry C. Cates

Norma S. Cates

Norma S. Cates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Norma S. Cates, 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 15th day of December, 2006.

Notary Public

My Commission Expires: 10/10/09

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC DONALD R. BARRETT, JR.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Norma S. Cates, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book *, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Larry C. Cates (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 12/15/2006.

Notary Public.

My Commission Expires:.

10/10/09

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC DONALD R. BARRETT, JR.

* 20061222.0158 $75

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