20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/07 09:27 3 pgs
Fees:18.00 Taxes:555.00

20070103-0000894

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ ~~150,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF December 2006

Notary Public

MY COMMISSION EXPIRES: 8/2/07

(AFFIX SEAL)

DANIEL WISCARSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winston O. Templet	SAME	MAP 93-16
(NAME)	(NAME)	
132B Volunteer Drive		PARCELS 400.00,
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		404.00 & 397.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Shonn Tibbs

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

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, located on Duncan Street, and being further described on Exhibit "A", attached hereto and made a part thereof by this reference.

Being the same property conveyed to Shonn Tibbs by Trustee's Deed from Curtis M. Lincoln, Trustee, of record by Instrument No. 20050830-0103654 and re-recorded by Instrument No. 20050909-0108410 in the Register's Office for Davidson County, Tennessee.

Also conveyed are the following Mobile Homes: 1996, Make: Clay; Model: BLU; VIN#: CLM020405TNAB and a 1997, HORT, Model H13, VIN#: H132221GLR and a 1996, RIVERCHSE, SERIAL #WHAL12265 WH206, BLUE/WHITE VINYL.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ( )
This is improved (X) property, known as 3, 4, & 7, Duncan Street, Nashville, TN 37210
(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 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 ~~my hand~~ this 28th day of December, 2006

Shonn Tibbs

EXHIBIT "A", Legal Description

LAND in Davidson County, Tennessee, located on Duncan Street, and being further described as follows:

TRACT NO. 1: BEING 17 feet of the Southern part of Lot No. 14 in Block "G" of the Hermitage Addition, of record in Book 57, page 43, Register's Office for said County. Said part of Lot No. 14 fronts 17 feet on the Westerly side of Duncan Street and runs back 150 feet to an alley.

Further, being the Northerly 33 feet of Lot No. 14 of Block "G" on the Plan of Hermitage Addition to Nashville, as of record in Book 57, page 43, said Register's Office. Said Northerly part of Lot No. 14 fronts 33 feet on the Westerly side of Duncan Street and runs back between parallel lines with the Southerly margin of an alley 150 feet to an alley in the rear, and shows 33 feet on said alley.

Map & Parcel No.: 093-16-0-397.00 and 398.00 \ 7 DUNCAN ST. NASHVILLE, TN

TRACT NO. 2: BEING the Northerly 35 feet of Lot No. 15 of Block "G" in the Hermitage Addition, a plan of which is of record in Book 57, page 43, said Register's Office. Said part of said Lot No. 15 fronts 35 feet on the Westerly side of Duncan Street and runs back between parallel lines 150 feet to an alley.

Map & Parcel No.: 093-16-0-399.00 (Assessor does not show this Map & parcel No. as active)

TRACT NO. 3: BEING the South 15 feet of Lot No. 15 and the Northerly 20 feet of Lot No. 16 of Block "G" Hermitage Addition, a plan of which is of record in Book 57, page 43, said Register's Office. Said parts of said Lots 15 and 16 front together 35 feet on the Westerly side of Duncan Street and run back between parallel lines 150 feet to an alley.

Map & Parcel No.: 093-16-0-400.00
TRACT NOS. 2 & 3..\ 3 DUNCAN STREET, NASHVILLE, TN

TRACT NO. 4: BEING TWO TRACTS DESCRIBED AS FOLLOWS:

A. BEGINNING at a corner of Duncan Street and Meredith Avenue, and running diagonally with said Avenue about 95.00 feet to a stone; thence in a Northerly direction 25.00 feet to a stone in the line of Addison Patterson Home Place lot; thence along Addison Patterson Home Place line 50.00 feet to the corner of said Patterson lot and Duncan Street; thence along Duncan Street 57.00 feet to the beginning.

B. BEING part of Lot 4 of Block H in the Hermitage Addition recorded in Book 57, page 42, Register's Office for said County, and fronting 40.00 feet on Duncan Street and running back in an easterly direction 50.00 feet, more or less.

Map & Parcel No.: 093-16-0-404.00

TRACT NO. 5: BEING part of Lot No. 4 of Block "H" on the Plan of Hermitage Addition to Nashville of record in Book 57, Pages 42 and 43, said Register's Office, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Map & Parcel No.: 093-16-0-405.00 (Tax Assessor does not show this Map & Parcel No. as Active)
TRACT NOS. 4 & 5...\ 4 DUNCAN STREET, NASHVILLE, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 28th day of December 2006.

Commission expires 9/22/07

DANIEL WISCHMEIT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public