Box 56 Record 1st

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 01/08/07 15:01 2 pgs
Fees:13.00 Taxes:715.58
20070108-0003334

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
TONY HIGBY	SAME	07313022000
2013 FORREST GREEN DRIVE		
NASHVILLE, TN 37216		

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, Mark T Dunn, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Anthony Higbee, an unmarried man, and Marielle L. Coe, an unmarried woman, as Joint Tenants with Right of Survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 132 on the plan of Henderson Gardens, Section Three, of record in Plat Book 3600, page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 132 fronts 110.00 feet on the northerly margin of Forrest Green Drive and extends back 144.0 feet on the westerly line and 147.03 feet on the easterly line to a dead line in the rear, measuring 110.10 feet thereon.

Being the same property conveyed to Mark T. Dunn, an unmarried man, by Quitclaim Deed from Virginia Dunn dated 02/04/2004 recorded in instrument 20040213-0017499, said Register's Office.

This is improved property known as: 2013 Forrest Green Drive, Nashville, Tennessee 37216.

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. Whenever 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 28th day of DECEMBER, 2006.

MARK T DUNN

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark T Dunn with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 28th day of DECEMBER, 2006.

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 02/16/10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $193,400.00.

Affiant

Subscribed and sworn to before me this 28th day of DECEMBER, 2006.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires September 25, 2010

CAVAN K MCCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON