Davidson County DEEDWARR
Recvd: 01/16/07 10:52 2 pgs
Fees:13.00 Taxes:341.88

20070116-0005960

WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 92,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF January 2007

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 140, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aretha A. Abernathy (NAME)	SunTrust Mortgage, Inc.	MAP 43.02
4052 Kings Circle (ADDRESS)	P.O. Box 79041 (NAME) XXXXXXXXXXXXXXXXXXXXXXXXXX	GROUP A
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Baltimore, MD 21279-0041 (ADDRESS) XXXXXXXXXXXXXXXXXXXXXX (CITY) (STATE) (ZIP)	PARCEL 142.00 CO

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, Annette C. Jones Wheeler and husband, Alfred R. Wheeler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aretha A. Abernathy

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, Being Lot No. 142 on the Plan of Cedarwood Courtyard Homes, Phase Two, of record in Plat Book 5200, Page 60 and by Clarification of Plat of record in Book 5497, Page 80, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which plan reference is made for a more complete and accurate description of said Lot.

Being the same property conveyed to Annette C. Jones by Warranty Deed dated December 29, 1986, from Opal Gladys Sutton, unmarried, of record in Book 7100, Page 705, Register's Office for Davidson County, Tennessee. The said Annette C. Jones having since married and is now known as Annette C. Jones Wheeler.

Alfred R. Wheeler joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property, by virtue of his marriage to Annette C. Jones Wheeler.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

This is unimproved ( ) improved (X) property, known as 142 Cedarwood Lane, Madison, TN 37115
(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 our hand s this 12th day of January, 2007

Annette C. Jones Wheeler
Annette C. Jones Wheeler

Alfred R. Wheeler
Alfred R. Wheeler

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 Annette C. Jones Wheeler and husband, Alfred R. Wheeler

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of January 2001.

Commission expires 9/22/07

DANIELL. WISCHHOF 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