WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/07 10:16 2 pgs
Fees:13.00 Taxes:628.63
20070117-0006689

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$169,900.00.**

Affiant

Subscribed and sworn to before me this 11 day of Jan. 20 07

Notary Public
My Commission expires: 11-14-07
(Affix Seal)

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason Ward	SAME	149-02-0-071.00
2541 Oak Forest Drive		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Marv O. Rosseau, Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason Ward and Teresa Ward, Husband and Wife, and Jessie Hutcherson, an Unmarried Woman,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 52 on the plan of Oakwood, Phase 2, Section One, of record in Book 7900, page 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marv O. Rosseau, Jr., by deed from Greg Stadther and wife, Julie Stadther, on February 27, 2002, of record in Instrument Number 20020304-0026433, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 149-02-0-071.00.
- Subject to all matters as shown on the Plan of record in Book 7900, page 120, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7981, page 478; and Book 8038, page 838; and Book 8191, page 323 & 324; and book 8313,page 17; and Book 9781, page 987, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7954, page 508; and Book 7981, page 474; and Book 8013, page 624, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2541 Oak Forest ~~Circle~~ Drive MR, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this January 11, 2007.

Marv O. Rosseau Jr.

Marv O. Rosseau Jr.

STATE OF TENNESSEE
COUNTY OF Madison

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marv O. Rosseau, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 11, 2007

My commission expires 11-19-07

James N Buckley

Notary Public

JAMES N. BUCKLEY
My Commission Expires
NOTARY PUBLIC AT LARGE
Nov. 19, 2007
MADISON COUNTY, TN