Davidson County DEEDWARR
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Fees:13.00 Taxes:962.00
20070118-0007316

Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Marsha Howard
Affiant

Subscribed and sworn to before me, this 18 day of January 2007.

Amy Cross Nance
Notary Public
My commission expires: 4.2.10

Amy Cross Nance State of Tennessee Notary Public Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
Marsha Howard	Citimortgage, Inc.	187/79.00
	1000 Technology Dr.	
395 Fann Road	O'Fallon, MO 63368	
Nolensville TN 37086-8404		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robert Edward Tuggle and wife Deborah Tuggle hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Marsha Howard an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Land in the 31st Council District of Davidson County, Tennessee, and being a portion of the land conveyed Robert E. Tuggle, as of record in Deed Book 6441. Page 534, R.O.W.C, Being generally located at the end of Fann Road and being more particularly described as follows:

Commencing, at an existing iron pin at the south westerly corner of said Robert . Tuggle and the common corners of Sarah R. House, & Vincent E., as of record in Deed Book 6464, Page 1, R.O.D.C., and Donnie J. Bledsoe, & Trudy M., as of record in instrument # 20020801092415,

Thence, with the northerly line of Donnie J. Bledsoe, & Trudy M., as of record in instrument# 20020801092415, R.O.D.C. and Russell A, Robertson, & Deborah P., as of record in Instrument # 200312003174131 R.O.D.C., N 35 degrees 50'21" E a distance of 300.00' to an existing iron pin at the true point of beginning;

Thence, with a severance line through said Robert E. Tuggle the following calls:

N 58 degrees 39'03" W a distance of 258.45' to a set iron pin;
N 36 degrees 46'33" W a distance of 150.00 to a set iron pin;
N 05 degrees 46'00" E a distance of 260.00' to a set iron pin on the southerly line of Charles Joseph Bisio & Marilyn Denise, as a record in instrument # 200007210072329. R.O.D.C.;

Thence, with the southerly lines of said Charles Jospeh Bisio & Marilyn Denise and Gordon T. Wheeler, etux as of record in Deed Book 3705, Pge 85, R.O.D.C., N 85 degrees 37'13" E a distance of 695.74' to an existing iron pin a the northerly corner of Russell A. Robertson, & Deborah P., in Instrument # 200312003174131 R.O.D.C.;

Thence, with the northerly line of said Russell A. Robertson, & Deborah P., S 35 degrees 50'21" W a distance of 699.12; which is the point of beginning.

Having an area of 236,472 square feet of 5.43 acres more or less

Being a portion of the same property conveyed to Robert Edward Tuggle and wife Patricia Ann Tuggle by deed from Ronald S. Nunn Trustee of record in Book 6441 Page 534 and Patricia Ann Tuggle having conveyed her interest to Robert Edward Tuggle by deed of record in Book 9455 Page 919 Register's Office for Williamson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes, a lien which are not yet due and payable. 2) Overhead Line Easement of record in Book 6769 page 203 3) Easement from Kidd Road described in Book 6436 page 461 and Book 504 page 499 4) Easement described in Book 6411 page 534 5) Septic System Easement of record in Instrument No. 20050830-0103838 and re-recorded in Instrument No. 20051014-0124076 and No. 20060503-0051272 6) All matters appearing on Survey

This property is improved property known as 395 Fann Road, Nolensville, Tennessee 37086-8404

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 18 day of January, 2007.

Robert Edward Tuggle

Deborah Tuggle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Edward Tuggle and Deborah Tuggle, 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 Brentwood, Tennessee, this 18 day of January, 2007.

Notary Public

My Commission expires: 4/21/10
FILE NO: 05427

Amy Cross Nance
State of Tennessee Notary Public
Williamson County