THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
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Nashville, TN 37203
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Davidson County DEEDWARR
Recvd: 01/22/07 09:10 2 pgs
Fees:13.00 Taxes:512.08
20070122-0008146

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 052080A17700CO

The actual consideration or value, whichever is greater, for this transfer is $138,400.00

Affiant

Subscribed and sworn to before me this the 29th day of December, 2006.

My Commission Expires: 11-22-10

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Barbara Freeman
(Name)
1425 Pelican Point
(Street Address)
Madison, TN 37115

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Tara R. Avery and Ryan W. Avery,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Barbara Freeman,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Robertson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 177, on the plan of Heron Walk, Phase One, Section Two, as shown on plat of record in Plat Book 9700, page 386, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Tara R. Avery and Ryan W. Avery by deed of record in Instrument No. Book 10603, Page 671 recorded 9/10/1997, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 1425 Pellican Point, Madison, TN 37115

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and paid by the Grantor herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, to warrant and forever defend the title to the said

land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their name to be affixed hereto on this 29th day of December, 2006.

Tara R. Avery

Ryan W. Avery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Tara R. Avery and Ryan W. Avery, 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 in Nashville, Tennessee, this 29th day of December, 2006.

Notary Public

My Commission Expires: 1/24/09

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN