Davidson County DEEDWARR
Recvd: 02/22/07 08:49 2 pgs
Fees:13.00 Taxes:427.61
20070222-0021741

Prepared by: d return to
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $115,571.00

Affiant

Subscribed and sworn to before me, this 16th day of February, 2007.

Notary Public
My commission expires: 11/22/2010

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

02-0702-48312

Address of New Owner:	Send Tax Bills to:	Tax Information
Jimmie S. Daughtry 419 Green Lane Whites Creek TN 37189	New Owner	49-00-0-228

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Martha T. Daughtry, a married woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jimmie S. Daughtry and wife, Carla E. Boyd-Daughtry, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract of land in the 12th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Greens Lane, 404 feet west of the center of Knights Road, the northwest corner of the property, conveyed to J. E. Wilson and wife, Loyce D. Wilson, by deed from H. E. Dellinger and wife, Glennie Dellinger, of record in Book 2158, Page 355, Register's Office for said County, thence with the center of the same north 86 degrees west 153 feet to a point; thence south 3 3/4 degrees west 800 feet more or less to Aldridge's north boundary line; thence with Aldridge's line, south 86 degrees east 253 feet to a stake; thence north 3 3/4 degrees east 480 feet more or less to a point; thence north 86 degrees west 100 feet to a point; thence north 3 3/4 degrees east 320 feet more or less to the beginning.

Excluding property conveyed to the State of Tennessee by Warranty Deed from Joe L. Tuggle and wife, Avis Tuggle, of record in Book 7056, Page 216, said Register's Office, being more particularly described as follows:

Beginning at the point of intersection of the north boundary of the Temphis Corporation property and the east boundary of the W.N. Wilson and wife property; thence with said east boundary North 07 degrees 19 minutes 56 seconds East 80.00 feet; thence South 88 degrees 58 minutes 37 seconds East 254.52 feet to a point in the west boundary of the Oddie D. Frame and wife property; thence with said west boundary South 07 degrees 19 minutes 56 seconds West 109.00 feet to a point in the Temphis Corporation north boundary; thence with said north boundary North 82 degrees 24 minutes 04 seconds West 253.00 feet to the point of beginning.

Being the same property conveyed to Joe L. Tuggle and wife, Avis Tuggle, by deed from H. E. Dellinger, unmarried, dated September 24, 1956, recorded September 25, 1956, of record in Book 2595, Page 321, Register's Office for Davidson County, Tennessee. The said Joe L. Tuggle having since died on December 3, 1992, Avis Tuggle, a widow, coveyed subject property to Avis Tuggle and Martha T. Daughtry, as tenants in common with right of survivorship, by Quitclaim Deed of record in Book 11205, Page 6, said Register's Office. The said Avis Tuggle having since died on August 16, 2002, thereby vesting title in Martha T. Daughtry, as surviving tenant.

Grantor warrants that the subject property is not her primary residence or the primary residence of her spouse or any of her dependents.

MTD

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 419 Green Lane, Whites Creek, TN 37189

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 16th day of February, 2007.

Martha T. Daughtry _____

Martha T. Daughtry

STATE OF GEORGIA
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Martha T. Daughtry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Cobb, GA, this 16th day of February, 2007.

Ann M Carroll

State of Georgia at Large

My Commission expires

10-22-10

ANN M. CARROLL NOTARY PUBLIC PAULDING COUNTY, GEORGIA Exp. OCT. 22, 2010