Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $137,500.00

Affiant

Subscribed and sworn to before me, this 31 day of May 2007.

Notary Public
My commission expires: 7-21-07

05-0705-63626

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William Errett 644/646 Rehnea Old Hickory TN 37138	OWNER	76-1-44

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, **David G. Roy and wife, Brenda J. Roy**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William Errett and wife, Amy Errett**, 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:

> Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of Oak Creek Subdivision, of record in Book 5200, Page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to David G. Roy and wife, Brenda J. Roy by deed from First Trident Savings & Loan Corporation, dated October 12, 1989, recorded October 30, 1989, of record in Book 7970, Page 849, Register's Office for Davidson County, Tennessee.
>
> 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 644/646 Rehnea, Old Hickory, TN 37138

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.

Davidson County DEEDWARR
Recvd: 06/12/07 13:55 2 pgs
Fees:13.00 Taxes:508.75
20070612-0070436

WITNESS my hand this 31ST day of MAY, 2007.

David G. Roy

Brenda J. Roy

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David G. Roy and Brenda J. Roy**, 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 Hendersonville, TN, this 31ST day of MAY, 2007.

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/2011

