PLEASE RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
FORSYTHE TITLE AND ESCROW
624 HWY 76
WHITE HOUSE, TN 37188

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

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

Notary Public
My commission expires: 04/05/2010

NATIONAL MARSH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 06/13/07 09:54 2 pgs
Fees:13.00 Taxes:832.50
20070613-0070729

08-0704-91086

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jason A. Hale 811 Benton Court Goodlettsville TN 37075	New Owner	007-15-0 052.00

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, **Melissa D. Jensen and husband, Keith D. Jensen**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jason A. Hale, a married man**, 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. 123, on the Plan of Section Five, Grizzard Manor, of record in Book 4675, Pages 163-164, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Melissa D. Jensen and husband, Keith D. Jensen by deed from William Glenn Coleman and Kimberly Michelle Coleman, both unmarried, dated May 16, 2005, recorded May 20, 2005, of record in Instrument No. 20050520-0057155, 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 811 Benton Court, Goodlettsville, TN 37075

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 18th day of May, 2007.

Melissa D. Jensen

Keith D. Jensen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melissa D. Jensen and Keith D. Jensen, 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 Goodlettsville, TN, this 18th day of May, 2007.

State of Tennessee at Large

My Commission expires: July 19, 2008

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008