Davidson County DEEDWARR
Recvd: 06/28/07 08:57 2 pgs
Fees:13.00 Taxes:516.15

20070628-0077030

Prepared by:
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 $139,500.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2007.

Notary Public
My Commission expires: 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-0705-45494

Address of New Owner:	Tax Bills to:	Tax Information
Sara Elizabeth Myers 4905 Shasta Drive Nashville TN 37211	New Owner	133-16-0-183

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, Charles Appleton, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sara Elizabeth Myers and John Edward Haubenreich, wife and husband, 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. 52, on the Plan of Section Two, Welch Meadows, of record in Book 3700, Page 60, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry E. Graves and wife, Delores T. Graves, by deed from Capitol Development Company, a Tennessee Corporation, dated May 2, 1967, recorded May 10, 1967, of record in Book 4129, Page 614, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Denise Griffin, as Substitute Trustee, dated July 21, 2006, recorded July 21, 2006, of record in Instrument No 20060721-0088211, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Charles Appleton by Federal National Mortgage Association, dated February 9, 2007, recorded February 14, 2007, of record in Instrument No. 20070214-0018800, Register's Office for Davidson County, Tennessee, corrected by Affidavit of Scrivener's Error recorded in Instrument No. 20070608-0068974.

Grantor warrants that this is not his primary residence nor the primary residence of his spouse or any of his dependents.

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 4905 Shasta Drive, Nashville, TN 37211

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.

WITNESS my hand this 25th day of June, 2007.

Charles Appleton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles Appleton, 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 Brentwood, TN, this 25th day of June, 2007.

State of Tennessee at Large

My Commission expires

1/23/10

