WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/07 12:38 3 pgs
Fees:18.00 Taxes:500.98

20070702-0078661

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 2007

Notary Public

MY COMMISSION EXPIRES: 9/22/07

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Misty Hartley	HCI Mortgage	MAP 53-14
(NAME)	(NAME)	
1434 Pawnee Trail	473 Easton TPKE Suite A	PARCEL 90
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Lake Ariel, PA 18436	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert W. Slate, II, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Misty Hartley, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the Eleventh (11th) Civil District of Davidson County, Tennessee, and being more particularly described as follows, to wit:

Beginning at a point marked with an iron pin in the westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3rd, 1930, and recorded November 15th, 1930, in Book 843, Pages 36 and 37 of the Register's Office for Davidson County, Tennessee.

Said point of beginning being 1085.8 feet, more or less, (southerly with the westerly margin of said Pawnee Trail) from the southerly margin of Nawakwa Trail and the intersection of said Pawnee Trail; thence with the westerly margin of Pawnee Trail S. 44 degrees, 23' E. 50 feet to a point marked with an iron pin; thence S. 45 degrees 37' W. 150 feet, more or less, to a point marked with an iron pin; thence N. 44 degrees 23' W. 50 feet, to a point marked with an iron pin; thence N. 45 degrees, 37' E. 150 feet, more or less, to the point of beginning.

Being the same property conveyed to Robert W. Slate II, Unmarried by Warranty Deed dated November 28, 2006, from Shirley Williams Isleman, Jonathan Isleman, Janine Goodson and Michael Isleman, of record by Instrument No.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1434 Pawnee Trail, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 29th day of June, 2007

Robert W. Slate, II

LEGAL DESCRIPTION CONTINUATION

20061207-0151432 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Richard Lee Isleman by Warranty Deed from Paul Isleman and wife, Dorris S. Isleman dated May 4, 1954, of record in Book 2277, Page 339, Register's Office for Davidson County, Tennessee. The said Richard Lee Isleman having since died intestate on May 1, 2004, a resident of White County, Tennessee, leaving his only heirs-at-law as Shirley Williams Isleman, Jonathan Isleman, Janine Goodson and Michael Isleman.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Slate, II, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of June, 2007.

Commission expires 9/26/07

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public