Return to:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD SOUTH
MADISON, TN 37115

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/07 08:28 2 pgs
Fees:13.00 Taxes:436.60
20070803-0092428

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $148,000.00

Affiant

Subscribed and Sworn to me, this 30th day of July, 2007.

Notary Public

My commission expires:
5/24/2008

DENISE G. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Aurora Daniels 826 Apple Valley Road Madison, TN 37115	First TN Home Loans 4000 Horizon Way Irving, TX 75063	03315004300

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Hobson Hall, Jr. and wife Ruby L. Hall,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Aurora Daniels, a single person, and Thomas Christopher McKee, a single person, as tenants in common**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 193 on the Plan of Primrose Acres, Section 2, as of record in Book 2900, page 43, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Said Lot No. 193 fronts 148 feet on the southerly side of Apple Valley Road and extends back 173 feet on the easterly line and 248.5 feet on the westerly line, to a dead line on the rear measuring 162 feet thereon.

Being the same property conveyed to Hobson Hall, Jr. and wife, Ruby L. Hall by deed from Thomas C. Sims and wife, Teresa S. Sims of record in Book 5089, page 406, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2900, Page 43, said Register's Office.

Subject to restrictions of record in Book 2865, Page 520, and Book 3000, page 238 , said Register's Office.

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 826 Apple Valley Road, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 30th day of July, 2007.

Hobson Hall by Ruby Hall Attorney in Fact
Hobson Hall, Jr.
By Ruby L. Hall by Power of Attorney of record in Instrument No.
Register's Office for Davidson County, TN

Ruby L. Hall
Ruby L. Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ruby L. Hall** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2007.

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/24/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On July 30, 2007, before me personally appeared **Ruby L. Hall** to me known to be the person who executed the foregoing instrument in behalf of **Hobson Hall, Jr.** and acknowledged that she executed same as the free act and deed of said **Hobson Hall, Jr.** for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2007.

My Commission Expires:
1/24/09

NOTARY PUBLIC

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY