Davidson County DEEDWARR
Recvd: 09/18/07 11:44 2 pgs
Fees:13.00 Taxes:532.80
20070918-0111670

THIS INSTRUMENT WAS PREPARED BY:
Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889

ADDRESS NEW OWNERS
Theodore R. Forker, III
1116 Webber Ave.
South Hempstead, NY 11550

Annmarie C. Wikman
2518 Port Kembla Dr.
Mount, Juliet, TN 37122

SEND TAX BILLS TO:
New Owners

MAP/PARCL:
Map: 53A
Group: A
Parcel: 001

WARRANTY DEED

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein. A title search was not conducted in connection with this document.

FOR AND IN CONSIDERATION of the sum of One Hundred and Forty-Four Thousand Dollars and No/100 ($144,000.00) Dollars good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Marie C. Forker** (herein called "Grantor") has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey a certain tract or parcel of land, together with all improvements and appurtenances unto, **Theodore R. Forker, III,** and **Annmarie C. Wikman,** as tenants in common, (herein called "Grantee") the following described property, having an address of 1996 Waterford Drive, Old Hickory, TN 37138 and being situated and located in Davidson County, Tennessee, described as follows:

> BEING Lot No. 130 on the Plan of Phase 5-B, Waterford Subdivision, of record in Plat Book 7900, Pages 838 & 839, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.
>
> The subject property is improved property commonly known as 1996 Waterford Drive, Old Hickory, Tennessee 37138.
>
> BEING the same property conveyed to Marie C. Forker and Theodore R. Forker, Jr., deceased, herein by deed of record in Book 10002, Page 515, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **1996 Waterford Drive, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of December, 2006.

Marie Forker DATED: 12/1/06

MARIE FORKER/ Grantor

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me personally appeared, Marie Forker on this the 1st day of December, 2006 to me known to be the person described in and who executed the foregoing Deed of Trust and who acknowledged the execution of the same be her free act and deed. Witness my hand and official seal.

DONALD WAKE BEECHER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 6-18-08 NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF _____)

The Actual Consideration or Value, whichever is greater, for this transfer is $144,000.00.

_____ _____
Affiant Dated

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 144,000.00
Ann marie Clerkman
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 18th DAY OF Sept 20 07
Deputy Register

Subscribed and sworn to before me this 1st day of December, 2006.

My Commission Expires: _____ NOTARY PUBLIC