Davidson County DEEDWARR
Recvd: 09/26/07 12:05 2 pgs
Fees:13.00 Taxes:765.53

20070926-0114756

RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,900.00,

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2007.

NOTARY PUBLIC

My commission expires: 7/24/10

CHRIS GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EVOL E. WIGGINTON et ux 5236 Sunsail Drive Antioch, Tennessee 37013	Same as new owner	MAP 151.09-0-B-028.00CO

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIX THOUSAND NINE HUNDRED AND NO/100 ($206,900.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **KEITH HEARN and wife, KATHERINE HEARN, by and through my lawful attorney-in-fact, KEITH HEARN** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **EVOL E. WIGGINTON and wife, SYREETA WIGGIN TON,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plat of Phase 1-A, Revision One, Lakeside Cove at Percy Priest, of record in Instrument No. 20041202-0143540, a revision of Instrument No. 20041020-0126312, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keith Hearn and wife, Katherine Hearn by Warranty Deed from Centex Homes, a Nevada General Partnership, dated July 6, 2005, of record in Instrument No. 20050714-0081664, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on plat of record in Instrument No. 20041202-0143540, a revision of Instrument No. 20041020-0126312, to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 5236 Sunsail Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2007 property taxes, which taxes have been prorated between the parties and are not yet due or payable, but which will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 14th day of August, 2007.

KEITH HEARN

KATHERINE HEARN

BY: KEITH HEARN, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **Keith Hearn,** 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 seal, this the 14th day of August, 2007.

Notary Public

My commission expires: 9/25/10

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14th day of August, 2007, before me, appeared Keith Hearn, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Katherine Hearn, and that said instrument was signed in behalf of the said Katherine Hearn by himself as attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9/25/10

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN