Davidson County DEEDWARR
Recvd: 11/30/07 15:21 2 pg
Fees:13.00 Taxes:408.85
20071130-0139290

Warranty Deed

	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $110,500.00. Affiant Subscribed and sworn to before me, this the 28th day of November, 2007. Notary Public My commission expires: July 20, 2008

THIS INSTRUMENT WAS PREPARED BY:
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Maged M. Hanna	New South Federal Savings Bank	Map: 162-16
1416 Bell Trace Drive	210 Automation Way	Parcel: 53
Antioch, TN 37013	Birmingham, AL 35210	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BARBARA JUNE CHANCE, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAGED M. HANNA, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 61-A on the Plan of Lots 49 thru 56 & 58 thru 66 Zone Lot Division--Hickory Park Villas, Section 2 of record in Book 6250, page 615, which amends the Plan of Hickory Park Villas, Section 2, of record in Book 5200, page 603, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Barbara June Chance, a single person by deed from Bill H. Benefield, a single person of record in Book 7427, page 630, said Register's Office, dated December 15, 1987.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable, but not yet delinquent.

This is improved property known as 1416 Bell Trace Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of November, 2007.

Barbara June Chance

Barbara June Chance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara June Chance, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of November, 2007.

J. Brandon Miller

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds