#583
Return to:

Southern Land Title & Escrow
934 Oldham Dr., Suite 100-A
Nolensville, TN 37135
Phone: 615-776-7461

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Thomas N. Jones, Atty.
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/23/08 12:15 3 pgs
Fees:18.00 Taxes:592.00
20080123-0007080

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| **Seth E Christian and wife, Dixie L. Christian 537 Northcrest Drive** | **Bank of America, N.A. 9000 Southside Blvd. Jacksonville, FL 32256** | **147-11-0-091.00** |

# WARRANTY DEED

For and in 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, **Joyce A. Waggoner Herring,** a married person, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Seth E Christian and wife, Dixie L. Christian**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 464 on the Plan of Whispering Hills, Section II-C, as of record in Book 2663, pages 66 and 67, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Joyce A. Waggoner-Herring, by deed dated June 30, 1989, from Darrell Lankford and wife, Sara Lankford, of record in Book 7881, page 119, and corrected in Book 7908, page 919, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of city, county and state.
2. 2007 county taxes have been paid.
3. All matters appearing on plan of record in Book 2663, pages 66 and 67, RODC, TN.

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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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER COVENANT and bind myself, my heirs and assigns, 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.

And I, Joel T. Herring, husband of Joyce A. Waggoner Herring, join in this conveyance for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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.

This improved property is known as:

537 Northcrest Drive, Nashville, TN 37211.

WITNESS OUR HANDS THIS 18 DAY OF JANUARY, 2008, IN FRANKLIN, TENNESSEE.

Joyce A. Waggoner Herring

Joel T. Herring

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Joyce A. Waggoner Herring and husband, Joel T. Herring, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 18 day of January, 2008.

Notary Public

My Commission Expires: 1/20/09

MARGARET-ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 18th day of January, 2008, in Franklin, Tennessee.

Notary Public

My Commission Expires: 1-22-2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

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