WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/08 11:24 2 pgs
Fees:13.00 Taxes:518.00

20080605-0057853

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~140,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2008

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thomas A. Sirten	Countrywide Bank, FSB	Parcel ID:
1701 Turner Street	2021 N. Gallatin, Rd., Suite 280	05303040400
Old Hickory, TN 37138	Madison, TN 37115	

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, we

Sherri Stotts, Trustee of the Turner Street Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Thomas A. Sirten and Tony Sirten and Ronald Rogers

hereinafter called the GRANTEES, 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. 55, on the Revised Plan of Village of Old Hickory, Section F, of record in Book 1424, Page 131, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Turner Street Trust, Sherri Stotts, Trustee by deed from Carole Worrell, Roger Capley, Elizabeth Search, Robin Robinson, and Charlene Morgan, heirs of law of Betty P. Capley, of record in Instrument 20070611-0069643, dated June 7, 2007, Register's Office for said County. See also previous deed of record in Book 3953, Page 915, dated September 7, 1965, Register's Office for said County.

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plan of record in Book 1424, page 131, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2134, page 319, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1701 Turner Street, Old Hickory, TN 37138

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. 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.

Witness my hand this 4th day of June, 2008.

Sherri Stotts, Trustee

Sherri Stotts, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherri Stotts, Trustee of The Turner Street Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Trustee of The Turner Street Trust, and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal this 4th day of June, 2008.

My Commission Expires: 1/24/09

Notary Public

