Davidson County DEEDWARR
Recvd: 07/01/08 15:58 2 pgs
Fees:13.00 Taxes:371.85

20080701-0068063

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,500.00

Affiant

Subscribed and sworn to before me this 27th DAY OF June, 2008.

Notary Public

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

WARRANTY DEED

MY COMMISSION EXPIRES: COMMISSION EXPIRES 01/03/2011
(AFFIX SEAL)

JFR-08-112

THIS INSTRUMENT WAS PREPARED BY
Commerce Title and Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy H. Wilkins	First Tennessee Home Loans,	
112 Butleigh Court (ADDRESS)	1555 W. Walnut Hill Lane, Ste. 200 (ADDRESS)	MAP 26-06 PARCEL 22
Goodlettesville, TN 37072 (CITY) (STATE) (ZIP)	Irving, TX 75038 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HOUSTON RUDY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PEGGY H. WILKINS, a married Woman, hereinafter called the Grantee(s), their heirs and assigns, that 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. 22 on the Plan of Windsor Green, Phase I - Section I, of record in Book 6250, page 31, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Houston Rudy by Cash Deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of Washington, DC of record in Instrument 200604250047097, said Register's Office, dated April 21, 2006.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Book 6250, page 31; Book 6396, page 547; Book 6406, page 929; Book 6406, page 950; Book 6406, page 963; Book 7864, page 369, Register's Office of said County.

unimproved ( )
This is improved (X) property, known as 112 Butleigh Court, Goodlettesville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of June, 2008.

Houston Rudy

Christina Lauren Rudy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christina Lauren Rudy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of June, 2008.

Allison Egan
Notary Public

My Commission Expires:

(SEAL)

My Commission Expires:
Aug. 22, 2011

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Houston Rudy, the within named bargainor, 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 official seal, this the 27th day of June, 2008.

Allison Egan
Notary Public

My Commission Expires:

(SEAL)

My Commission Expires:
Aug. 22, 2011

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

RETURN TO:
Commerce Title and Escrow, L
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530