Davidson County DEEDWARR
Recvd: 10/02/08 10:06 2 pgs
Fees:13.00 Taxes:512.45
20081002-0100083

(2)

Warranty Deed

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $~~145,000.00~~ 138,500.00 Affiant Subscribed and sworn to before me, this the 30th day of September, 2008. Notary Public My commission expires: 1/17/2012

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:
Julie Lynn Faires	Regions Bank d/b/a Regions Mortgage	161-11-0-A
341 Huntington Ridge Drive	2050 Parkway Office Circle RCN-6, BH-4651	190.00CO
Nashville, TN 37211	Birmingham, AL 35244	

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, **RODNEY DALE ENTREKIN AND WIFE, RITA RABB ENTREKIN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIE LYNN FAIRES, AN UNMARRIED WOMAN,** 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 Unit No. 190 on the Plan of Huntington Ridge Townhouses of record in Book 4675, page 9, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rodney Dale Entrekin and Rita Rabb Entrekin by deed from Taryn Zabel of record in Instrument No. 20071017-0123264, in the Register's Office for Davidson County, Tennessee, dated October 15, 2007.

Being the same property conveyed to Taryn Zabel by deed from Barbara S. Brewer, nka Barbara Brewer Groves and Charles Wayne Groves of record in Instrument No. 19991230-0308924, in the Register's Office for Davidson County, Tennessee, dated December 17, 1999.

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

This is improved property known as 341 Huntington Ridge Drive, Nashville, TN 37211.

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 is 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 30th day of September, 2008.

Rodney Dale Entrekin, by Aynsley D. Entrekin, attorney in Fact
Rodney Dale Entrekin, by Aynsley D. Entrekin, as attorney-in-fact

Rita Rabb Entrekin, by Aynsley D. Entrekin, attorney in Fact
Rita Rabb Entrekin, by Aynsley D. Entrekin, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2008, before me personally appeared Aynsley D. Entrekin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rodney Dale Entrekin and Rita Rabb Entrekin as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Rodney Dale Entrekin and Rita Rabb Entrekin.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY