BILL GARRETT, Davidson County
Trans:T20090019384 DEEDWARR
Recvd: 03/24/09 12:07 2 pgs
Fees:13.00 Taxes:466.20
20090324-0026455

PREPARED BY JERRY W. HAMLIN, ATTORNEY AT
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Regal Homes Inc.	Same	161-110A-08800C0
290 Ed Harris Road		
Ashland City, TN 37015		

WARRANTY DEED

For and in consideration of the sum of **ONE HUNDRED TWENTY SIX THOUSAND DOLLARS ($126,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, We, **CHARLES M. ALLEY and wife, SHANNON L. ALLEY**, GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said **REGAL HOMES, INC.**, GRANTEES herein, Their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Revision One Huntington Ridge Townhouse Condominiums of record in Book 4675, Page 9, with revisions of record in Book 9700, Page 846, Registe's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles M. Alley and wife, Shannon L. Alley, by deed of record as instrument number 20051104-0134074, said Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matter appearing on the plan of record in Book 4675, Page 9, as revised in Book 9700, Page 846, said Register's Office; restrictive covenants of record in Book 4729, Page 705, and Book 4889, Page 905, said Register's Office; Bylaws of record in Book 7423, Page 762, said Register's Office; and Easements of record in Book 9732, Page 551, Book 9775, Page 308, and Book 11345, Page 59, said Register's Office.

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 and to the said GRANTEES, Their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 our hands this 5th day of March, 2009.

CHARLES M. ALLEY **SHANNON L. ALLEY**

State of Tennessee)
County of Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES M. ALLEY and wife, SHANNON L. ALLEY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that They executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 5 day of March, 2009.

SPENCER HAMLIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

NOTARY PUBLIC
My Commission Expires: 12/1/12

State of Tennessee)
County of Cheatham)

The actual consideration for this transfer or value of property (whichever is greater) is $126,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the 5 day of March, 2009.

SPENCER HAMLIN
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 4/1/12