BILL GARRETT, Davidson County
Trans:T20090043512 DEEDWARR
Recvd: 06/30/09 09:20 3 pgs
Fees:18.00 Taxes:476.93
20090630-0060654

WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of November, 2005, by and between Betty J. Furlong and Michael B. Place, joint tenants with right of survivorship, party of the first part, and Kristopher Bean Tackett and Deana Tackett, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, 2, 3 and 4 on the Plan of Baby Ruth Lane Estates of record in Plat Book 9700, Page 611, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Betty J. Furlong and Michael B. Place, as joint tenants with right of survivorship, dated November 20, 1998, of record in Book 11222, Page 580, in the said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book , Page , all being of record in said Register's Office., and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Betty J. Furlong Michael B. Place

Betty J. Furlong

Michael B. Place

Betty J. Furlong AKA Betty J. Furlong Place

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Betty J. Furlong and Michael B. Place, and the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes herein contained.

WITNESS my hand and official seal at office this 4th day of November, 2005.

Catherine Balkcom
NOTARY PUBLIC

My Commission Expires: 6/21/2010

Property Owner & Address: Kristopher Bean Tackett & Deanna Tackett
2969 Baby Ruth
Antioch, TN. 37013

Tax Parcel No.: 163-11-0 003.00

Property Address: 2969 Baby Ruth Lane
Antioch, TN 37013

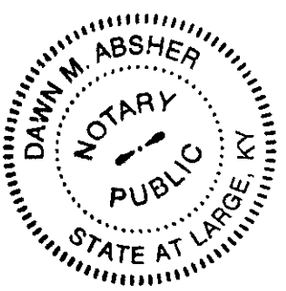
MAIL TAX BILLS TO: 2969 Baby Ruth Lane
Antioch, TN. 37013

This instrument prepared by:

Thomas E. Keating, Esquire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of the Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $128,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.



TAI

My Commission Expires February 18, 2012