Davidson County DEEDWARR
Recvd: 07/06/04 11:07 2pgs
Fees:13.00 Taxes:277.50
20040706-0079848

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $75,000.00

SUSAN FINCH NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN. EXP. 03-22-2005

Connie Madden
Affiant

Subscribed and sworn to before me, this 30th day of June, 2004.

Susan Finch
Notary Public
My commission expires:

07-0406-81391

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sandy Dearing	CTX Mortgage	147-11-0-A-105
105 Northcrest Court	216 Centerview Drive, Suite 233	
Nashville TN	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Trevin Daly, Sr. and wife, Monique Daly,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sandy Dearing** , hereinafter called the Grantees, their successors 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 Lot No. 105, on the Plan of Northcrest East- A de Minimus P.U.D., of record in Plat Book 6250, Page 847, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Trevin Daly, Sr. by deed from Christopher Huggins, Ruby H. Belew, Mary Helen Grarrett, Ruth H. Craig, Agnes H. Holden and Joan H. Brewer, heirs at law of Gerald D. Huggins, dated September 30, 2002 of record in instrument number 200210030120741, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Monique Daly joins in the execution of this instrument to convey all her rights, title and interest in the above described property, marital or otherwise.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 105 Northcrest Court, Nashville, TN

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of June, 2004.

Trevin Daly, Sr.

Monique Daly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Trevin Daly, Sr. and Monique Daly, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 30th day of June, 2004.

SUSAN M. FINCH
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENN. EXP. 03-22-2005

Notary Public
State of Tennessee at Large
My Commission expires