Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/13/04 10:02 2pgs
Fees:13.00 Taxes:508.75

20040813-0098025

ST-04-5252S

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: 09-16-07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBERS
Shana Cantrell	Oakmont Mortgage Company, Inc.	
(NAME)	(NAME)	
1712 Aaronwood Drive	5445 triangle Parkway Ste 100	63-16-A-10.00CO
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Norcross, GA 30092	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KIMEKA~~K~~ M. COLLINS, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SHANA CANTRELL, A SINGLE WOMAN, hereinafter called the Grantees, 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. 40, on the plan of Hampton Park, a Planned Unit Development, formerly Chitwood Downs, of record in Book 6900, page 405, as amended in Book 6900, pages 550-552, and as corrected in Book 7462, page 445, and in Book 8110, page 401, and as further amended in Book 8181, page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Declaration of Covenants, Conditions and Restrictions of record in Book 7351, page 852, as amended in Book 7451, page 739, and in Book 8336, 393, said Register's Office.

Charter of Hampton Park Homeowners Association of record in Book 8517, page 763, as amended in Book 8833, page 216, said Register's Office.

Charter of Chitwood Downs Homeowners Association of record in Book 7431, page 204, said Register's Office.

Quitclaim Deed for open space and flood plain of record in Book 8207, page 276, said Register's Office.

Subject to all matters as set forth per Plat Book 6900, page 405, as amended in Book 6900, pages 550-552, and as corrected in Book 7462, page 445, and in Book 8110, page 401, and as further amended in Book 8181, page 112, Register's Office for said County.

Easement of record in Book 2247, page 75, Book 8007, Page 235, Book 8739, page 991, Book 8657, page 179, Book 7460, page 930, Book 7489, page 515, Book 8207, page 276, and Book 8951, page 797, Register's Office for Davidson, Tennessee.

Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 11030, page 740, Book 11030, Page 743 and in Book 11030, page 785, Register's Office for Davidson, Tennessee.

Agreement for Ingress and Egress Easement of record in Instr.#: 20001002-0096889, Register's Office for Davidson, Tennessee.

This conveyance is subject to any and all restrictions and easements of record, if any.

Being the same property conveyed to Kimeka M. Collins, unmarried, by deed from Jimmy D. Moore and wife, Sandy H. Moore, dated January 29, 1999, of record in Book 11322, page 816, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1712 Aaronwood Drive, Old Hickory, Tennessee 37138
(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 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 to the 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/our hand(s) this 10th day of August, 2004.

Kimeka M. Collins

Kimeka ~~Ex~~ M. Collins

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, ~~*M.~~ Beverly J. Heatherly, a Notary Public in and for said County and State, the within named Kimeka ~~*~~ Collins, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 10th day of August, 2004.

My Commission Expires: 09-16-07

Beverly J. Heatherly

Notary Public

BEVERLY J. HEATHERLY NOTARY PUBLIC WILSON COUNTY, TENN.

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road

Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW