WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/05 11:28 2 pgs
Fees:13.00 Taxes:307.10
20050629-0074696

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$83,000.00.**

Rick A Short
Affiant

Subscribed and sworn to before me this 27 day of June, 2005

Notary Public
My Commission expires: 4/25/06
Affix Seal

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rick A. Short	Homecomings Financial Network, Inc.	059-12-0-018.00
316 Moonwater Court	2101 Rexford, Suite 168W	
Hermitage, TN 37076	Charlotte, NC 28211	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Larry L. Lockridge and wife, Martha S. Lockridge**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rick A. Short**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 45 on the plan of Highland Trace Subdivision, Section II, of record in Book 5200, page 616, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Larry L. Lockridge and wife, Martha S. Lockridge, by deed from Brian P. Beathard, unmarried, on October 5, 2001, of record in Instrument Number 20011009-0109822, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 059-12-0-018.00.
- Subject to all matters as shown on the Plan of record in Book 5200, page 616, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6119, page 29; and Book 6143, page 781; and Book 6202, page 486, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2556/2558 Highland Trace Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 27, 2005.

Larry L Lockridge
Larry L. Lockridge

Martha S. Lockridge
Martha S. Lockridge

STATE OF TENNESSEE
COUNTY OF Davis

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry L. Lockridge and wife, Martha S. Lockridge** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 27, 2005

My commission expires _____

_____
Notary Public

ANDREW H. MILLONZI
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY