WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/05 12:08 2 pgs
Fees:13.00 Taxes:395.90
20050711-0079859

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$107,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of June, 2005

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Floyd Miller	Homecomings Financial Network, Inc.	059-14-0-198.00
3806 Crouch Drive	2101 Rexford, Suite 168W	
Nashville, Tn 37207	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, **Angela Simmons***, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Floyd Miller**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Charles Simmons joins in this conveyance as spose to Angela Simmons

Being Lot No. 114 on the plan of Haynes Manor, Section One, of record in Plat Book 5274, page 816, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 114 fronts 63.6 feet on the northerly side of Crouch Drive and extends back 122.5 feet on the southeasterly line and 92.9 feet on the northwesterly line to a broken line in the rear measuring 101.3 feet thereon.

Being the same property conveyed to Angela Simmons, individually, by deed from Angela Simmons, sole heir at law of James Howse, Jr., on April 28, 2004, of record in Instrument Number 20040430-0049482, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 3600, page 85, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3829, page 720; and Book 3840, page 404, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3806 Crouch 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 28, 2005.

Angela Simmons

Charles Simmons

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Angela Simmons and Charles Simmons** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 28, 2005

My commission expires 9-22-07

Notary Public

