File #20050047
100186
1766

Davidson County DEEDWARR
Recvd: 07/19/05 13:49 2 pg
Fees:13.00 Taxes:429.57
20050719-0083862

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$ 116,100.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES: 10/22/05 (AFFIX SEAL)

BARBARA L. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 10/22/05

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth N. Litton	Mortgage Resources Inc	FIELD BOOK 8DA 31024
(NAME) 638 Freedom Place	(NAME) 404 BNA Drive #400	MAP 90-12 PARCEL 251
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bailey G. Heflin, III, unmarried** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kenneth N. Litton and wife, Karen E. Litton**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in TN Counties County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 as shown on the Plan of Westboro, Section 6, of record in Plat Book 3106, page 114, as amended in book 3571, page 383, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Bailey G. Heflin, III, unmarried by deed from Bruce A. Sharpe and wife, Betty Sue Sharpe, of record in Instrument No. 20040802-0092156, Register's Office for Davidson County, Tennessee

This conveyance is subject to 2005 property taxes, a lien, but not yet due and payable and any and all matters of public record on the Plan of Westboro, Section 6, Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **638 Freedom Place, Nashville, TN 37209**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 7th day of July, 2005.

Bailey G. Heflin, III

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared **Bailey G. Heflin, III** who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 7th day of July, 2005.

Notary Public

My Commission Expires: 10/22/05



(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027