Davidson County DEEDWARR
Recvd: 07/27/05 10:36 3 pgs
Fees:18.00 Taxes:726.27
20050727-0087445

LIMITED LIABILITY WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of June, 20 05, by and between SIRVA RELOCATION, LLC, a Limited Liability Company organized and existing under and by virtue of the laws of the State of Delaware, party of the first part, and James W. Parsons and wife, Tammy G. Reed, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

BEING LOT NO. 70, LINCOYA HILLS SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 1835, PAGE 91, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number # in the said Register's Office of Davidson County, Tennessee. #20050727-0087444

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those matters set out on Exhibit "B" hereto, which Exhibit "B" is incorporated herein by reference as fully as if set out herein verbatim; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and set back lines, easements and right of way for public utilities.

SIRVA RELOCATION, LLC

By: _____

Its: Closing Specialist

STATE OF MINNESOTA
COUNTY OF HENNEPIN

BEFORE ME, the undersigned duly, a Notary Public within and for said County and State, duly commissioned and qualified, personally appeared Ryan Van Roekel, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Closing Specialist (Manager, Chief Manager, Sole Member, Member, or other authorized signatory, as the case may be) of SIRVA RELOCATION, LLC, a Limited Liability Company, and who further acknowledged that, being duly authorized so to do, he/~~she~~ executed the foregoing instrument for the purposes therein contained, by subscribing thereto the name of said limited liability company as the free act and deed of said limited liability company.

WITNESS my hand and Notarial Seal at Office this 21st day of June, 2005.

Jeannine Gerhardson
Notary Public

JEANNINE GERHARDSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2006

My commission expires: 1/31/2006

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 196,288.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 30 day of June, 2005.

_____
Notary Public

My commission expires: 6/9/07

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MANDY ALSUP

Property Address: **2503 LINCOYA DRIVE, NASHVILLE, TN 37214**

Name and address of property owner, and mail tax bills to:

James W. Parsons and Tammy G. Reed
2503 Lincoya Drive
Nashville TN 37214

Tax Bills: Franklin American Mortgage
501 Corporate Centre Drive
Ste 400
Franklin TN 37067

Tax Parcel Number: Map 08412009000

After recording, return to: Rudy Title

2012 21st Ave South

Nashville TN 37212