#10024 Box 13

# WARRANTY DEED

PATRICIA D. CAVITT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2005.

Notary Public

MY COMMISSION ~~EXPIRES~~: 5/28/06.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rebecca Douglas | Argent Mortgage Company, ~~XXX~~ | 148-8-117 |
| (NAME) 4505 Xavier Drive | (NAME) P.O. Box 57064 ~~333 Westchester Ave., NY, NY~~ | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Irvine, CA 92619-7064 ~~White Plains, NY 10604~~ | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 08/02/05 14:06 2 pgs
Fees:13.00 Taxes:382.95
20050802-0090398

FOR AND 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, WE,

William L. Higgins, a single man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebecca Douglas and husband, Eric Douglas,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 93, on the Plan of Oakwood Terrace, Section 2, of record in Plat Book 4460, Pages 118 ~~AND 119~~, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sean A. Higgins and William L. Higgins by deed from David L. Payne and Edith K. Payne, husband and wife, of record in Book 11467, Page 290, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to William L. Higgins by Quitclaim Deed from Sean A. Higgins, of record in Instrument No. 20020116-0006652, said Register's Office.

This instrument is executed on behalf of William L Higgins by Suzanne Knowles as her Attorney In Fact pursuant to recorded Power of Attorney of record in Book _____, Page _____, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 4505 Xavier Drive, Antioch, TN 37013
(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 hand this 22nd day of July, 2005.

William L. Higgins by Suzanne Knowles

William L. Higgins by Suzanne Knowles as his attorney in fact

as his attorney in fact

Advantage Title & Escrow
3354 Perimeter Hill Dr
Suite 142
Nashville, TN 37211
615-777-2011

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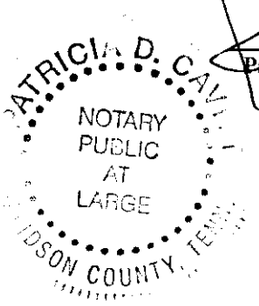
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 25th day of July, 2005, before me, the undersigned officer, personally appeared Suzanne Knowles, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for William Higgins, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of July, 2005.

Commission expires: May 28, 2006




Patricia D. Cavitt Notary Public