Davidson County DEEDWARR
Recvd: 08/04/05 12:19 2 pgs
Fees:12.00 Taxes:0.00
20050804-0091790

This instrument prepared by:
Carol J. Combs
705 Sherbrooke Court
Nashville, TN 37211

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Carol and Darrell Combs
705 Sherbrooke Court
Nashville, TN 37211

MAIL TAX STATEMENT TO:
Carol and Darrell Combs
705 Sherbrooke Court
Nashville, TN 37211

MAP PARCEL NUMBERS:

Map/Parcel: 180-04-A-19

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Carol J. Combs, also known as Carol Jean Combs, and Darrell W. Combs, also known as Darrell Wayne Combs, wife and husband has this day bargained and sold, and does hereby transfer and convey unto the said Carol J. Combs and Darrell W. Combs, wife and husband, as joint tenants with right of survivorship and not as tenants in common, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED DOC# 20031104-0161004, ID# 180-04-A-19, BEING KNOWN AND DESIGNATED AS LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 19, ON THE PLAN OF HIGHLAND CREEK-SECTION ONE OF RECORD IN PLAT BOOK 9700 PAGE 959 AND 960, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO CLASSIC HOMES BOS, LP BY DEED OF RECORD IN INSTRUMENT 20021025-0131054, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Carol Jean Combs and Darrell Wayne Combs, wife and husband by Deed from Classic Homes BOS L.P. of record as Instrument No, 20031104-0161004, said Register's Office.

This is unimproved ( ) property known as 705 Sherbrooke Court, Nashville, Tennessee 37211
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 18 day of June, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Carol J. Combs
Carol J. Combs a/k/a
Carol Jean Combs

Darrell Wayne Combs
Darrell W. Combs a/k/a
Darrell Wayne Combs

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, Jonathon M. Finkel, a Notary Public in and for said County and State, **Carol J. Combs a/k/a Carol Jean Combs** and **Darrell W. Combs a/k/a Darrell Wayne Combs** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Davidson Co., TN this 18 day of June, A.D., 20 00.

NOTARY STAMP/SEAL

Jonathon M. Finkel
Notary [illegible]BLIC
[illegible]s: 05/24/2008

DAVIDSON COUNTY, TN

AFFIDAVIT OF VALUE

STATE OF California)
COUNTY OF Orange)

The actual consideration or value whichever is greater, for this transfer is $ 268,000.00

Subscribed and sworn to before me this the 12 day of May, 2005

(Affix Seal)

Affiant

Daniel Mark Warner
Notary Public
My Commission Expires: 6-23-06

952281

When recorded mail to:
Home Connects
100 Lakeside Drive, Horsham, PA 19044

This deed is exempt from transfer tax due to it being a transfer between husband and wife

DANIEL MARK WARNER
Comm. # 1361925
NOTARY PUBLIC - CALIFORNIA
Orange County
My Comm. Expires June 23, 2006