# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/05 15:45 2 pg
Fees:13.00 Taxes:340.40

20050810-0095068

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2005

Notary Public

MY COMMISSION EXPIRES: 5-30-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. MY COMMISSION EXPIRES 05/30/2007

**THIS INSTRUMENT WAS PREPARED BY**
Deanie L. Gregory, Attorney, 200 Madison Street, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sandra L. West (NAME) | Homecommings Financial Network, Inc. (NAME) | MAP 25-7 |
| 408 Rosehill Drive (ADDRESS) | 2101 Rexford, Suite 168W (ADDRESS) | PARCEL 22 |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | Charlotte, NC 28211 (CITY) (STATE) (ZIP) | |

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, Quinten C. Darrow and Tanya D. Mayes

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

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:

Land in Davidson County, Tennessee, being Lot No. 61 on the Map of Ranchwood Estates, Section Three, as of record in Book 3300, Page 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Quinten C. Darrow and Tanya D. Mayes by Quitclaim Deed from Turner H. Darrow of record in Book 11669, Page 682, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF RANCHWOOD ESTATES, SECTION THREE OF RECORD IN BOOK 3300, PAGE 59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO EASEMENT FOR SANITARY SEWERS IN FAVOR OF THE CITY OF GOODLETTSVILLE OF RECORD IN BOOK 4530, PAGE 178, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO PROPERTY TAXES FOR 2005 AND SUBSEQUENT YEARS.

unimproved ( )
This is improved ( X ) property, known as 408 Rosehill Drive, Goodlettsville, TN 37072
(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 our hand s this 5th day of August, 2005

Quinten C. Darrow

Tanya D. Mayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Quinten C. Darrow and Tanya D. Mayes

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 5th day of August, 2005.

Commission expires 3-25-06

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public