037

Rudy Title
48-A

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00 Affiant Subscribed and sworn to before me, this 30th DAY OF August, 2005. Notary Public MY COMMISSION EXPIRES: 11/22/08 (AFFIX SEAL)
E-CBB-05-412	
THIS INSTRUMENT WAS PREPARED BY RUDY TITLE & ESCROW, LLC 2012 21st Avenue South NASHVILLE, TENNESSEE 37212	

Deborah K. Devine
State of Tennessee
Notary Public
Davidson County

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashleigh E. Langhorne	1st Trust Bank for Savings	
412 Claircrest Drive (ADDRESS)	(NAME) P.O. Box 17257 (ADDRESS)	162-1B-55.00CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38187 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEVETTE M. DAVENPORT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ASHLEIGH E. LANGHORNE, , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being, Unit 55, CLAIRMONT, PHASE THREE, as shown on plat of record in Plat Book 6050, Page 410,* in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. *and Book 6200, Page 393

Being the same property conveyed to Devette M. Davenport, unmarried by Warranty Deed from Clairmont Investors, a Tennessee Joint Venture, recorded on the 4th day of December, 1989 in Deed Book 7997, Page 190, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 412 Claircrest Drive, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of August, 2005.

Devette M. Davenport

Davidson County DEEDWARR
Recvd: 09/13/05 08:54 2 pgs
Fees:13.00 Taxes:310.80

20050913-0109692

STATE OF Tennessee
COUNTY OF Davidson

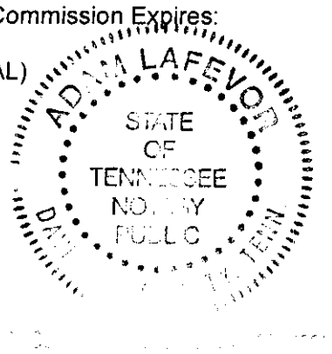
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Devette M. Davenport, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of August, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

~~2012 21st Avenue South~~
~~Nashville, TN 37212~~

~~615.383.2993~~

Realty Title & Escrow Company, Inc
3815 Cleghorn Avenue, Ste. 102
Nashville Tennessee 37215