RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Juanita Elizer**
Address **3205 Country Hill Road**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Ownit Mortgage Solutions, Inc.**
Address **11700 Great Oaks Way Ste 360**
City/State/Zip **Alpharetta, GA 30022**

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Nancy A. Durden, A Single Woman ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Juanita Elizer, An Unmarried Woman and Billy Anderson, An Unmarried Man , ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE,** more particularly described as follows:

Land in Davidson County, Tennessee, according to a survey by MEC, Inc. Civil Engineers and Surveyors #992, P.O Box 17465 Nashville, TN 37217, being Lot #88 on the Plan of Harbor Landing Subdivision, Section Four, recorded in Book 6900, Page 879, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nancy A. Durden, an unmarried person by Warranty Deed from Built More Homes Inc., A Tennessee Corporation dated January 14, 1991, recorded January 24, 1991, of record in Book 8280, Page 893, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: 150-2-493

This is improved property known as: 3205 Country Hill Road, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **I** covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **15th** day of **September, 2005.**

Nancy A. Durden
Nancy A. Durden

Davidson County DEEDWARR
Recvd: 09/20/05 13:55 2 pgs
Fees:13.00 Taxes:462.16
20050920-0113065

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY APPEARED before me **the undersigned,** a Notary Public in and for said County and State, **Nancy A. Durden** with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office this **15th** day of **September, 2005.**

Commission expires 6/28/08

KIMBERLY TOWLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF **Williamson**

The actual consideration or value whichever is greater, for this transfer is **$124,908.00**

Affiant

Subscribed and sworn to before me, this the 15th day of September,2005.

My commission expires: 6/28/08

Notary Public - Register

