2045
box186

Davidson County DEEDWARR
Recvd: 11/03/05 11:08 3 pg:
Fees:18.00 Taxes:982.35
20051103-0133111

LIMITED LIABILITY WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of October, 20 05, by and between SIRVA RELOCATION CREDIT, LLC, a Limited Liability Company organized and existing under and by virtue of the laws of the State of Delaware, party of the first part, and Joyce S. Howard, unmarried, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

BEING LOT NO. 28, SECTION TWO, THE MEADOWS OF SEVEN POINTS, AS SHOWN BY PLAT OF RECORD IN PLAT INSTRUMENT # 20010726-0079443, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number X in the said Register's Office of Davidson County, Tennessee. X 20051103-0133110

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those matters set out on Exhibit "B" hereto, which Exhibit "B" is incorporated herein by reference as fully as if set out herein verbatim; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

SIRVA RELOCATION CREDIT, LLC

By: Sheri Kiesner

Its: Closing Specialist

STATE OF MINNESOTA
COUNTY OF HENNEPIN

CANDANCE G. CARLSON
NOTARY PUBLIC – MINNESOTA
MY COMMISSION EXPIRES 1-31-09

BEFORE ME, the undersigned duly, a Notary Public within and for said County and State, duly commissioned and qualified, personally appeared Sheri Kiesner, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Closing Specialist (~~Manager, Chief Manager, Sole Member, Member,~~ or other authorized signatory, as the case may be) of SIRVA RELOCATION CREDIT, LLC, a Limited Liability Company, and who further acknowledged that, being duly authorized so to do, he/she executed the foregoing instrument for the purposes therein contained, by subscribing thereto the name of said limited liability company as the free act and deed of said limited liability company.

WITNESS my hand and Notarial Seal at Office this 25 day of October, 20 05.

Candance G. Carlson
Notary Public

My commission expires: 1-31-2009

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 265,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of October, 20 05.

Notary Public

My commission expires: 6/9/07

MANDY ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

Property Address: **1304 FISHERS MEADOWS COVE, HERMITAGE, TN 37076**

Name and address of property owner, and mail tax bills to:

Joyce S. Howard

1304 Fishers Meadow Cove

Hermitage TN 37076

Tax Parcel Number: Map 098-13-0-C-048.00

After recording, return to:

Advantage Title

109 Kenner Avenue

Nashville TN 37205