WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/05 15:28 2 pgs
Fees:13.00 Taxes:636.40
20051107-0134848

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

OWNER:
Name **Rhonda Paxton**
Address **7828 Heaton Way**
City/State/Zip **Nashville, TN 37211**

SEND TAX BILLS TO:
Name **U.S. Bank N.A.**
Address **4801 Frederica Street**
City/State/Zip **Owensboro, KY. 423010**

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,

Ralph A. Brigham and wife, Lori J. Brigham ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Rhonda Paxton, An Unmarried Woman, ("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, Being Lot No. 134 on the Plan of Phase "B", Lenox Village, as of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being all of the same property conveyed to Ralph A. Brigham, a married man, by Warranty Deed from Regent Homes, LLC., d/b/a Regent Development, LLC., a Tennessee Limited Liability Company, dated April 28, 2004, of record in Instrument No. 20040429-0048795, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 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.

Lori J. Brigham joins in this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

Ralph A. Brigham executed this Warranty Deed on behalf of Lori J. Brigham pursuant to the Power of Attorney, executed by Lori J. Brigham, which is being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee

Map-Parcel No.'s: Map 173 Group 0A Parcel 188

This is improved property known as: 7828 Heaton Way, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs 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.
We further covenant and bind **our** 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 **3rd** day of **November, 2005.**

Ralph A. Brigham

Lori J. Brigham by Ralph A. Brigham, her Attorney in Fact

Lori J. Brigham, by Ralph A. Brigham, her Attorney in Fact

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

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

WITNESS MY HAND and official seal at office this **3rd** day of **November, 2005.**

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Commission expires _____

Notary Public

SMS Vision Form SDD01TN Rev. 07/08/96

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **the undersigned,** a Notary Public in and for said County and State, Ralph A. Brigham, with whom I am personally acquainted, and who executed the foregoing instrument on behalf of Lori J. Brigham, and who acknowledged that **he** executed the same as the free act and deed of Lori J. Brigham .

WITNESS MY HAND and official seal at office, this **3rd** day of **November, 2005.**

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

Commission expires _____
Notary Public _____

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$172,000.00**

Affiant Rhonda Payton

Subscribed and sworn to before me, this the 3rd day of November,2005.

My commission expires:

Notary Public - Register

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009