Davidson County DEEDWARR
Recvd: 02/13/06 15:52 2 pgs
Fees:13.00 Taxes:1350.13
20060213-0017474

(1)

WARRANTY DEED

THIS INDENTURE, made and entered into this 10 day of February, 20 06, by and between **VANESSA A. ASHFORD and** , party of the first part, and **SIRVA RELOCATION, LLC, a Delaware Limited Liability Company**, 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 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 City of NASHVILLE, County of DAVIDSON, State of Tennessee, to wit:

> BEING LOT NO. 162, PHASE 2, SECTION 2, PLAN OF WINFIELD PARK, A CLUSTER LOT DEVELOPMENT, AS SHOWN BY PLAT OF RECORD IN INSTRUMENT # 20030422-0052787, 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 20031023-0156623 in the Register's Office of DAVIDSON County, Tennessee.

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. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of NASHVILLE and County of DAVIDSON realty taxes for the year 20 06, and subdivision restrictions, building lines and easements of record in Plat Book *, Page _____, in the said Register's Office; and that the title and quiet possession thereto she 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 be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

*** Restrictive Covenants of record in Instrument # 20001211-0122000 and corrected in Instrument # 20020520-0061426, Register's Office for said County.**

By-Laws as shown of record in Deed Book 11113, Page 691, Register's Office for said County.

Vanessa A. Ashford
VANESSA A. ASHFORD

CRYSTAL C. VAN METER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
September 20, 2008

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **VANESSA A. ASHFORD**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 27 day of December, 2005.

Crystal C. Van Meter
Notary Public

My commission expires: 9.20.08

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 $ 364,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tammy Duncan
Affiant

Subscribed and sworn to before me this 10 day of February, 2006.

Notary Public

My commission expires: 6/9/07

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Property Address: **1335 WEXFORD DOWNS LANE, NASHVILLE, TN 37211**

Tax Parcel Number: 172-14-0-B-233.00

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

Sirva Relocation Credit, LLC.
6070 Parkland Blvd
Mayfield Heights OH 44124

This instrument was prepared by, and after recording, return to:

Cumberland Title
13018 Lebanon Rd
Mt. Juliet TN 37122