Davidson County DEEDWARR
Recvd: 02/14/06 08:58 2 pgs
Fees:13.00 Taxes:229.40
20060214-0017573

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 62,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF JANUARY, 2006.

Notary Public

GREGORY D. VADNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

Commission Expiration:

ADDRESS OF NEW OWNER:
Home Savers
180 9th Ave. North, Suite 402
Nashville, Tennessee 37203

SEND TAX BILLS TO:
new owner

MAP-PARCEL:
M 069-16-0 P 059.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Peggy Aldridge** ~~X~~, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Home Savers,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: ~~X~~ unmarried

Land in 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 4 on the Map of J.J. Holzapfel's Subdivision, Bordeaux, Tennessee, not of record and described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the northerly margin of Elizabeth Street, at the southeast corner of the property conveyed to A.W. Dixon and wife, by Deed from J.J. Holzapfel and wife, of record in Book 1711, page 527; thence with the line between Lot Nos 3 and 4 on said plan, northwardly 156.15 feet; thence westwardly 100 feet to the corner of Lots 4 and 5; thence with the line between said two lots, southwardly 156.15 feet to the northerly margin of Elizabeth Street; thence with said street, eastwardly 100 feet to the beginning.

Being the same property conveyed to Peggy Aldridge on 03/09/2004 by deed from LTF Investments, LLC, filed for record on 03/29/2004 in Instrument No. 20040329-0034979, Register's Office for Davidson County, Tennessee.

This Conveyance is hereby subject to the following :

~~Deed of Trust~~ Deed of Trust dated 03/09/2004 executed by Peggy Aldridge, a single person, in favor of First Horizon Home Loan Corp. (or their assigns), in the principal amount of $54,815.00, filed for record on 10/22/2004 in Instrument No. 20040329-0034980, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations;

This is improved property known as 1615 Elizabeth Road, Nashville, Davidson County, Tennessee 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 9 day of February, 2006.

Peggy Aldridge

Peggy Aldridge

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy Aldridge, 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 at Davidson County, Tennessee this 9 day of February, 2006.

GREGORY D. VOSS NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Notary Public

Commission Expiration:

My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be, the within named bargainer, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself .

Witness my hand and official seal at office this _____ day of _____, 2006.

_____
Notary Public

Commission Expiration: