Davidson County DEEDWARR
Recvd: 02/14/06 08:59 2 pgs
Fees:13.00 Taxes:240.50

20060214-0017574

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 $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF February 2006.

Notary Public

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

My Commission Expires JULY 24,2007

Commission Expiration:

ADDRESS OF NEW OWNER:
Home Savers Nashville
180 Ninth Avenue North
Suite402
Nashville, TN 37203

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL:
082080/278.00

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, I, Sheila Y. Coward, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Home Savers Nashville, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Knox~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *Unmarried

Land in Davidson County, Tennessee, being Lot 4 on the Plan of Hart's Addition, as shown on the Plat of record in Book 0057, page 129, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sheila Y. Coward, unmarried, on 11/06/2000 by deed from Scott Shetler, unmarried, filed for record on 11/08/2000 in Instrument No. 20001108-0111000, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS HEREBY SUBJECT TO AND EXCEPT TO THE FOLLOWING:

~~XXXXXXXXX~~ Deed of Trust dated 11/09/2002 executed by Sheila Y. Coward, an unmarried woman, in favor of New Freedom Mortgage Corp. (or their assigns), in the principal amount of $50,201.00, filed for record on 12/27/2002 in Instrument No. 20021227-0160086, said Register's Office.; and
~~XXXXXXXXX~~ Deed of Trust dated 12/23/1997 executed by Scott Shetler in favor of NF Investments, Inc.(or their assigns), in the principal amount of $31,875.00, filed for record on 01/05/1998 in Book 10745, page 1, 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 706 McFerrin Avenue, Nashville, Davidson County, TN 37206

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 unemcumbered, 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.

Sheila Y. Coward

Sheila Y. Coward

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheila Y. Coward, 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.

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 _____, 2006, 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 President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

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

Notary Public

Commission Expiration: