Davidson County DEEDWARR
Recvd: 02/22/06 11:12 2 pg
Fees:13.00 Taxes:665.63

20060222-0020631

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-AFG-06-708

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy Logan	Decision One Mortgage Co. LLC	
708 Castleton Court (ADDRESS)	6060 J A Jones DR. Suite 100 (ADDRESS)	149-15A-337CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Charlotte, NC 28287 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TODD HARRIS AND TAMARA HARRIS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TROY LOGAN, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 61, CAMBRIDE FOREST, PHASE FOUR, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20020813-0098017 AND AMENDED AT INSTRUMENT NO. 20030506-0060390, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TODD HARRIS AND WIFE, TAMARA HARRIS BY WARRANTY DEED FROM BEAZER HOMES CORP. DBA PHILLIPS BUILDERS, RECORDED ON THE 18TH DAY OF FEBRUARY, 2005 IN INSTRUMENT NO. 20050218-0018574, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 708 Castleton Court, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 7th day of February, 2006.

Todd Harris

Tamara Harris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd Harris and Tamara Harris, the within named bargainor, 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, this the .

Notary Public

My Commission Expires: 4-25-06

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903