THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Homecomings Financial Network, Inc.
2101 Rexford, Suite 168W
Charlotte, NC 28211

MAP PARCEL NUMBERS
Map & Parcel 71-7-246.00

Davidson County DEEDWARR
Recvd: 03/10/06 10:54 2 pgs
Fees:13.00 Taxes:333.00
20060310-0028074

WARRANTY DEED

THIS INDENTURE, made and entered into this 8th day of March, **2006,** by and between **Sandy N. Becoats, married**, party of the first part, and **Christine Holt, unmarried,** party of the second part,

WITNESSETH: That for and in consideration of **$90,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all 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 Nashville County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Re-Subdivision of Lots 37, 38 and 39, J.B. Haynes Oriental Subdivision of record in Book 6200, page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

BEING the same property conveyed to Sandy N. Becoats, unmarried, by deed from Leon Buggs and wife, Carolyn Buggs, of record in Book/Instrument No.20020806-0094552 Register's Office, Davidson County, Tennessee, dated 7/30/02 and recorded 8/6/02.

The above referenced property is also known as 202 A Prince Avenue, Nashville, TN 37207 (duplex).

The above referenced property is not and has never been the primary residence of the Grantor or her spouse.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 6200, page 38; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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 he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he 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.

Sandy N. Becoats

Sandy N. Becoats

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sandy N. Becoats,** married, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 8th day of March, **2006.**

My commission expires 1-27-07

Notary Public

DAVIDSON COUNTY, TENNESSEE ★ TISHA C. BALDWIN NOTARY PUBLIC AT LARGE ★

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, **$90,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christy D Land

Affiant

Subscribed and sworn to before me this 8th day of March, **2006**.

NOTARY PUBLIC

My commission expires: 1-27-07

DAVIDSON COUNTY, TENNESSEE ★ TISHA C. BALDWIN NOTARY PUBLIC AT LARGE ★

PROPERTY ADDRESS:
202 Prince Avenue
Nashville, TN 37207

Name and address of new owner:
Christine Holt
2132 Ransom Place
Nashville, TN 37217