Davidson County DEEDWARR
Recvd: 04/06/06 12:21 2 pgs
Fees:13.00 Taxes:444.00

20060406-0039702

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~WILSON~~ Guilford
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Rick Hurst
Affiant

Subscribed and sworn to before me, this 17 day of March, 2006.

Donna W. Samsel
Notary Public
My commission expires: 11/19/07

06-0603-72190

Address of New Owner:	Send Tax Bills to:	Tax Information
James William Derflinger, Jr.	1st Trust Bank for Savings	108-16-0-257.00
422 Woodsman Court	P.O. Box 17257	
Nashville TN 37214	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **United Guaranty Residential Insurance Company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James William Derflinger, Jr. and wife, Katie Lynn Violette,** hereinafter called the Grantees, their successors and assigns, a 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. 93A, on the Plan of Percy Priest Woods, Section IV, Lots 92 & 93 Revised Zone Lot Div,of record in Book 6200, Page 336, as amended in Book 6250, Page 756, Register's Office for said County, to which plan reference is hereby made for a more complete description.

*20060406-0039701

Being the same property conveyed to United Guaranty Residential Insurance Company from Federal Home Loan Mortgage Association by deed, dated _____, of record in Instrument No. ____X____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 422 Woodsman Court, Nashville, TN 37214

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, successors and

WITNESS my hand this 17 day of March, 2006.

United Guaranty Residential Insurance Company

By: Margaret DuB Avery
(printed name) Margaret DuB Avery
Its: Vice President

By: Wesley Justice
(printed name) Wesley Justice
Its: Assistant Secretary

STATE OF North Carolina
COUNTY OF Guilford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Margaret DuB Avery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged s/he executed the within instrument for the purposes therein contained; and who further acknowledged that s/he is the Vice President of United Guaranty Residential Insurance Company and that s/he is authorized by United Guaranty Residential Insurance Company to execute this instrument on its behalf by him/her self as such Vice President.

Witness my hand in North Carolina this 17 day of March, 2006.

Donna W. Samuel
Notary Public

My Commission expires: 11/19/07

STATE OF North Carolina
COUNTY OF Guilford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wesley Justice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged s/he executed the within instrument for the purposes therein contained; and who further acknowleddged that s/he is the Asst. Secretary of United Guaranty Residential Insurance Company and that s/he is authorized by United Guaranty Residential Insurance Company to execute this instrument on its behalf by him/her self as such Asst. Secretary.

Witness my hand in North Carolina this 17 day of March, 2006.

Donna W. Samuel
Notary Public