Davidson County DEEDWARR
Recvd: 04/24/06 11:35 2 pgs
Fees:13.00 Taxes:569.43

20060424-0046519

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
2528 N. Mt. Juliet Road
MT. JULIET, TN 37122
06TN01263

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,900.00

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 21th day of April, 2006

Notary Public

MY COMMISSION EXPIRES: 11-25-07

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 2528 N. MT. JULIET ROAD, MT. JULIET, TN 37122

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thelma J. Miller **2509 Deerpath Drive** **Nashville, TN 37217**	Homecomings Financial 2101 Rexford Charlotte, NC 28211	**149-04-0-146**

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,

Eric J. Lohner and wife Tiffany Lohner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thelma J. Miller, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 467 on the Plan of Edge-O-Lake Estates, Section 7, of record in Plat Book 3700, page 79, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Eric J. Lohner and wife, Tiffany Lohner, by Quit Claim Deed from Eric J. Lohner, dated 09/05/03 and recorded 09/12/03 in Instrument # 20030912-0134406, and also being the same property conveyed to Eric J. Lohner, married by Warranty Deed from Oren O. Jones, unmarried dated 12/19/97 and recorded 12/23/97 in Book 10731, page 825, Register's Office for Davidson County, Tennessee.

Subject to all matters on plat of record in Plat Book 3700, Page 79, in the Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 4042, page 720, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **2509 Deerpath Drive, Nashville, TN 37217**
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 our hands this 21th day of April, 2006.

Eric J. Lohner

Tiffany Lohner

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric J. Lohner and wife, Tiffany Lohner the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 21th day of April, 2006.

Commission Expires: 11-25-07

Notary Public

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY