WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/28/06 07:54 2 pgs
Fees:13.00 Taxes:205.35
20060428-0048658

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$55,500.00.**

Daphne M. Dare
Affiant

Subscribed and sworn to before me this 27 day of April, 2007

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission expires: 8-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Middle Tennesse Home Solutions	SAME	069-04-0-140.00
2400 Crestmoor Road #36		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nancy J. Henderson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Middle Tennessee Home Solutions**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 172 on the plan of Haynes Park Subdivision, Section 2, of record in Book 4460, page 51, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 172 fronts 41.49 feet on the westerly side of Walters Court and runs back between lines 154.40' on the southerly side and 122.39 feet on the northerly side, to a broken line in the rear on which it measures 202 feet thereon.

Being the same property conveyed to Arthur D. Henderson, Jr. and wife, Nancy J. Henderson, by deed from W. L. Bainbridge Company, on August 7, 1972, of record in Book 4628, page 149, Register's Office for Davidson County, Tennessee. And further conveyed to Nancy J. Henderson by Quitclaim Deed from Arthur D. Henderson, Jr. on August 28, 1984 of record in Book 6369, page 877, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4460, page 51, Register's Office Davidson County, Tennessee.

This is improved property known as: **117 Walters Court, Nashville, TN 37218**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 April 27, 2006.

Nancy J. Henderson
Nancy J. Henderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nancy J. Henderson** 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 Official Seal at office this April 27, 2006

My commission expires 9-22-07

Notary Public

