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

SEND TAX BILLS TO:
New Owner
1520 Towne Park Lane
Franklin, TN 37067

MAP PARCEL NUMBERS
Map & Parcel No. -71.10-50.00

Davidson County DEEDWARR
Recvd: 05/08/06 10:58 2 pgs
Fees:13.00 Taxes:59.20
20060508-0053233

WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd day of May, **2006**, by and between **F. E. Davenport**, party of the first part, and **Rivercrest Homes, LLC**, party of the second part,

WITNESSETH: That for and in consideration of **$16,000.00** 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 further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of J.B. Hayne's Cumberland Heights, as of record in Book 57, page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 100 fronts 50 feet on the westerly side of Katie Avenue and runs back between parallel lines, 125 feet to an alley.

Being the same property conveyed to F.E. Davenport by Final Decree Confirming Sale from Chancery Court for Davidson County, Tennessee, dated 9-12-94, recorded 9-29-94 in Book 9478, page 102, Register's Office for Davidson County, Tennessee.

The above referenced unimproved property is also known as: 1302 Katie Avenue, Nashville, Tennessee 37207.

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 Book 57, page 170; 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.

F. E. Davenport

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **F. E. Davenport** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 3rd day of May, 2006.

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

My commission expires 1-27-07

Notary Public

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, **$16,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **3rd** day of May, **2006**.

NOTARY PUBLIC

My commission expires: 1-27-07

WILLIAMSON COUNTY, TN

PROPERTY ADDRESS:
1302 Katie Avenue
Nashville, TN 37207

Name and address of new owner:
~~**Rivercrest Homes, LLC**~~
~~**1520 Towne Park Lane**~~
~~**Franklin, TN 37067**~~