Davidson County DEEDWARR
Recvd: 05/10/06 15:46 2 pgs
Fees:13.00 Taxes:728.90

20060510-0055120

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

M L Nickerull
Affiant

Subscribed and sworn to before me, this 8th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

B-HDH-06-842

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Smith	Regions Mortgage (NAME)	
842 Beth Drive (ADDRESS)	7130 Goodlett Farms Pkwy (ADDRESS)	84-5-78.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Cordova TN 38016 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BIG DEVELOPMENT, INC. DAN EATON D/B/A VINTAGE BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOE SMITH AND AMBER ROBERTSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 7, CUMBERLAND MEADOWS, SECTION TWO, FIRST AMENDMENT, as shown on plat of record in Instrument No. 20050525-0059134, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to B.I.G. Development, Inc. and Dan Eaton dba Vintage Builders by Warranty Deed from Emogene Knowles Hardy and Virginia Miller recorded November 13, 2003 in Instrument No. 20031113-0165907, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to B.I.G. Development, Inc. by Warranty Deed from James H. Witt recorded March 24, 2004 in Instrument No. 20040324-0033032, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Inst. No. 20050525-0059134; Inst. No. 20051230-0156873; Book 4007, Page 49; Book 4008, Page 192; Book 3430, Page 142; Inst. No. 20040824-0102318; Inst. No. 20010214-0014199; said Register's Office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 842 Beth Drive, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 8th day of May, 2006.

BIG Development, Inc.

BY: _____
Steve Neighbors, President

_____
Dan Eaton

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of May, 2006, before me personally appeared Steve Neighbors, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of BIG Development, Inc., the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of May, 2006.

Notary Public

My Commission Expires:



My Commission Expires MAR. 8, 2010

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dan Eaton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of May, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903