Davidson County DEEDWARR
Recvd: 06/02/06 13:05 2 pgs
Fees:13.00 Taxes:1169.20

20060602-0065225

WARRANTY DEED

B-MR-06-5879

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-17-09
(AFFIX SEAL)

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
Ted S. Squires	Mortgage Resources, Inc.	
5879 Seven Points Trace	(NAME) 3441 Lebanon Pike, Suite 113	98-13C-65.00 CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(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 LAURIE E. HOLLOWAY AND DEANNA D. LANKFORD, BOTH UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TED S. SQUIRES, UNMARRIED, 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:

BEING LOT NO. 65, ON THE PLAN OF SECTION TWO, THE MEADOWS OF SEVEN POINTS, OF RECORD IN INSTRUMENT 20010726-0079443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LAURIE E. HOLLOWAY, UNMARRIED AND DEANNA D. LANKFORD, UNMARRIED BY WARRANTY DEED FROM RONALD G. GRIZZARD AND WIFE, DEBRA L. GRIZZARD, RECORDED ON THE 4TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040504-0050715, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5879 Seven Points Trace, Hermitage, Tennessee 37076
(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 26th day of May, 2006.

Laurie E. Holloway

Deanna D. Lankford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laurie E. Holloway and Deanna D. Lankford, 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 26th day of May, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

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