Box 13 # 10573

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2006

Notary Public: Heidi Jo Clayton

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Vickie Adams	Homecomings Financial Network, Inc.	Map 135
351 Ladybird Dr.	2101 Rexford, Suite 250 W	Group 05.00
Nashville, TN 37217	28211 Charlotte, NC. 28211	Parcel [illegible] 69

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

Jane Elizabeth Greene, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Vickie Adams, 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:

BEING Lot No. 83, on the Plan of Town Park Estates, of record in Book 3300, Pages 64 and 65, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jane Elizabeth Greene, now a single person, by Quitclaim Deed from Philip Michael Jolly, now a single person, of record in Instrument 20040304-0024417, said Register's Office. See also deed of record in Book 9732, Page 385, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 3400, Page 120, and Book 3436, Page 43, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Pages 64 and 65, said Register's Office; (3) Sewer Easement of record in Book 4967, Page 568, said Register's Office; (4) Avigation Easement of record in Book 9732, Page 383, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 351 Ladybird Dr., 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 my hand this 24th day of May, 2006.

Jane Elizabeth Greene

Jane Elizabeth Greene

Davidson County DEEDWARR
Recvd: 06/07/06 15:40 2 pgs
Fees:13.00 Taxes:440.30

20060607-0067848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 2006.

My Commission Expires: 1/24/09

Notary Public

