RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

~~RECORD AND RETURN TO:~~
NATIONS TITLE OF TENNESSEE, INC.
5214 Maryland Way, Suite 208
BRENTWOOD, TN 37027
06TN1943

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/06 13:33 2 pgs
Fees:13.00 Taxes:338.55
20060620-0073585

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$91,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 7th day of June, 2006

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 3-20-10

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsay Rae Avritt **915 Kipling Drive** **Nashville , TN 37217**	NEW OWNER	**107-14-0-064.00**

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,

Richard L. Bancroft , an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lindsay Rae Avritt , an unmarried woman

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. 155, on the Plan of Miro Meadows, as shown on plat of record in Plat Book 1424, pages 94 and 95, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Richard L. Bancroft, unmarried, by Warranty Deed from Lisa T. Hollinsworth Burt, f/k/a Lisa T. Hollinsworth and husband, Richard Burt, dated 5-24-00 and recorded 5-25-00 in Instrument No. 200005250052407, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on plat of record in Book 1424, pages 94 and 95, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **915 Kipling Drive , 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 our hands this 7th day of June, 2006.

Richard L. Bancroft, by John Brackeen his attorney in fact

Richard L.Bancroft, by John Brackeen, his attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 8 day of June 2006, before me personally appeared John Brackeen , to me known to be the person who executed the foregoing instrument in behalf of Richard L. Bancroft, as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said John Brackeen

Witness my hand and official seal at Brentwood, Tennessee, this the 8th day of June , 2006.

Commission Expires: 11-25-07

Darlene Short
Notary Public

