Davidson County DEEDWARR
Recvd: 06/20/06 15:08 2 pgs
Fees:13.00 Taxes:949.42

20060620-0073753

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,600.00

Affiant

Subscribed and sworn to before me this 12th DAY OF June, 2006.

Notary Public

WARRANTY DEED

G-CJ-06-4505

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MISSION EXPIRES:
AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
2012 21st Ave South
Nashville, TN 37212

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane Pearson	same as new owner (NAME)	
4045 Barnes Cove Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	173-09-0B-023.00 CO

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 GREAT SOUTHERN HOMES, INC., A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DIANE PEARSON, 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 315, BARNES COVE, SECTION ONE, as shown on plat of record in Instrument No. 20020409-0043258, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Great Southern Homes, Inc. by Warranty Deed from Greystone Properties, LLC, recorded on the 14th day of July, 2003 in Instrument No. 20030714-0098294 re-recorded at Instrument No. 20030728-0105544, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Great Southern Homes, Inc. by Warranty Deed from Greystone Properties, LLC, recorded on the 14th day of July, 2003 in Instrument No. 20030714-0098294 re-recorded at Instrument No. 20030728-0105544, 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 4045 Barnes Cove Drive, Nashville, Tennessee 37013
(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 12th day of June, 2006.

Great Southern Homes, Inc.

By: James W. Hindman, III

Its: President

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of June, 2006, before me personally appeared James W. Hindman, III, 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 Great Southern Homes, Inc., a Tennessee Corporation, 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 12th day of June, 2006.

Notary Public

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

My Commission Expires:

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