RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N14734

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING ~~RETURN TO~~):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14734

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Davidson County DEEDWARR
Recvd: 06/29/06 10:04 2 pgs
Fees:13.00 Taxes:444.00

20060629-0077838

Property Address:
1224 & 1226 Sioux Terrace, Madison, TN 37115

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Edward C. Davis, married , and Fosteen R. Davis, married** , hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Geraldine Gurdian, married**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 195, Sequoia Valley, Section 4, as shown by plat of record in Plat Book 5200, Page 215, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a correction quitclaim deed from Robert W. Slate and wife, Ruth N. Slate, dated December 15, 1993, and recorded December 15, 1993, in the Register's Office for Davidson County, Tennessee, in Book 9187, at Page 832.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantors and is not Grantor's marital residence, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 27th day of June, 2006.

Edward C. Davis {Seal}

Fosteen R. Davis {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 27th day of June, 2006, before me, the undersigned officer, personally appeared Edward C. Davis and Fosteen R. Davis, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 3-21-09

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $120,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 27th of June, 2006.

Notary Public

My Commission expires: 3-21-09

Name of Owner and Property Address:
Geraldine Gurdian
700 A Blackstone Avenue
Madison, TN 37115
Phone: 6155337813

Person Or Entity Responsible For Payment Of Taxes:
Homecomings Financial Network, Inc.
2101 Rexford Road
Suite 168W
Charlotte, NC 28211Geraldine Gurdian
700 A Blackstone Avenue
Madison, TN 37115

Tax Parcel ID#: 052.08-0-093.00