Davidson County DEEDWARR
Recvd: 07/20/06 10:49 2 pgs
Fees:13.00 Taxes:728.90

20060720-0087577

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $197,000.00

Affiant

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 8-16-08

Subscribed and sworn to before me, this 17th day of July, 2006.

Notary Public
My commission expires: 8/16/08

04-0606-52740

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Seth J. Ranney	Professional Mortgage Group	149-15-0A-382.00
2445 Edencrest Drive	222 Robert Rose Drive	
Antioch TN 37013	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mickey J. Yentes and wife, Kristy D. Yentes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Seth J. Ranney and wife, Melissa S. Ranney, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 52, on the Plan of Phase Four, Cambridge Forest, of record in Instrument No. 200020813-0098017, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp. dba Phillips Builders by deed from Danco Property Investments, LLC, dated 1-28-02, of record in Instrument No. 20020208-0017194, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mickey J. Yentes and wife, Kristy D. Yentes by deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation, dated 11-12-04, of record in Instrument No. 20041124-0140720 as re-recorded in Instrument No. 20050112-0004312, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2445 Edencrest Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of July, 2006.

Mickey J. Yentes

Kristy D. Yentes

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mickey J. Yentes and Kristy D. Yentes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 17th day of July, 2006.

Notary Public
State of Tennessee at Large

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 8-16-08

My Commission expires 8/16/08