WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/06 12:56 2 pgs
Fees:13.00 Taxes:721.13

20060802-0094020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $194,900.00.

Paul Cart Jr
Affiant

Subscribed and sworn to me on August 1, 2006.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Paul Cart and LaRhonda Cart 8232 Canoe Court Nashville, TN 37221	Chase Home Finance, LLC 1040 Oliver Road Monroe, LA 71201	126-15 A 235

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William J. Vance, Jr. and Leticia M. Vance, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Paul Cart, Jr. and wife, LaRhonda Cart, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot #213, on the Plan of Boone Trace at Biltmore, Section Five, of record in Instrument No. 20000622-0062086, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to William J. Vance, Jr. and Leticia M. Vance, husband and wife by Warranty Deed from Heather L. Saunders FKA Heather L. Heggie and husband, Edgar L. Saunders, IV of record as Instrument No. 20050401-0035653, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2006 Davidson County and subsequent taxes are assumed by the Grantees; and
> 2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights of way for public utilities, and all other matters of record applicable to this property.
>
> This property is also known as improved property located at 8232 Canoe Court, Nashville, TN 37221.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on August 1, 2006.

William J. Vance, Jr.

Leticia M. Vance
Atty in Fact
William J. Vance, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 1, 2006, before me personally appeared William J. Vance, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on August 1, 2006.

NOTARY PUBLIC

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 1/27/07

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said State and County the aforesaid, William J. Vance, Jr, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-Fact** of Leticia M. Vance (herein called the "**Maker**"), or a constituent of the **Maker** or by its constituent, the constituent being authorized by the **Maker** to execute this instrument as the free act and deed of the **Maker** on this 1st day of August, 2006.

My Commission Expires:
1/27/07

Notary Public

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE