BOX 13
11905

Davidson County DEEDWARR
Recvd: 08/03/06 14:54 2 pgs
Fees:13.00 Taxes:544.27
20060803-0095041

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is ~~$144,500.00~~ 147,100.00 / Dana L McGregor Affiant Subscribed and sworn to before me, this 21 day of July, 2006. Heidi Jo Clark Notary Public My Commission Expires: 7-30-07

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Dana L. McGregor and Dena L. Taylor 613 Larchwood Drive Nashville, TN 37214	Ownit Mortgage 11700 Great Oaks Way Ste. 300 Alpharetta, GA. 30022	097 -05-0 004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW CHAPMAN, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DANA L. MCGREGOR AND DENA L. TAYLOR**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the plan of Hickory Bend, Section 7, of record in Book 3600, page 29, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Chapman by deed from Deutsche Bank National Trust Company, Trustee, on behalf of the Certificate holders of Morgan Stanley, ABS, of record in Instrument No. 20060331-0036920, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 3642, page 478, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of record in Book 3600, page 29, Register's Office for said County.

This is improved property known as 613 Larchwood Drive, Nashville, TN 37214.

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 I 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 21 day of July, 2006.

Matthew Chapman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW CHAPMAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of July, 2006.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007