Davidson County DEEDWARR
Recvd: 08/30/06 14:35 2 pgs
Fees:13.00 Taxes:893.55

20060830-0107317

WARRANTY DEED

P-TT-06-4033

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Gregory Weldy	Charles Gregory Weldy	
4033 Windwood Lane (ADDRESS)	(NAME) 4033 Windwood Lane (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	108-12B-131.00 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 JEFFREY W. MCCROSKEY AND WIFE, JENNIFER R. MCCROSKEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES GREGORY WELDY AND MARIA PIA ARRATE*, 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:

*married persons

Land in Davidson County, Tennessee, being Lot No 68 on the Plan of Phase 1-A, Section 5, Harborview, as of record in Plat Book 7900, page 485, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey W. McCroskey and wife, Jennifer R. McCroskey by deed (DB) from Arthur C. Smith, Jr. and wife, Winona K. R. Smith of record in Deed Book 11112 and Page 672 on 09/11/1998 and filed for record on 09/15/1998 , Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4033 WINDWOOD LANE, Nashville, Tennessee 37214
(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 25th day of August, 2006.

Jeffrey W. McCroskey

Jennifer R. McCroskey

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 25th day of August, 2006, before me personally appeared Jeffrey W. McCroskey and wife, Jennifer R. McCroskey to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of August, 2006.

Mary Frances Rudy
Notary Public

My Commission Expires:

(SEAL) 7-24-10

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959