This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive
Suite 350
Brentwood, Tennessee 37027
6060737

Davidson County DEEDWARR
Recvd: 10/13/06 11:13 2 pgs
Fees:13.00 Taxes:499.50
20061013-0127373

**Send Tax Bills To:**
PHH Mortgage Corporation
3000 Leadenhall Road
Mount Laurel, NJ 08054

**New Owner is:** Jason M. Press and
~~Press~~ Warren C. Press
~~xxxx Hancock Street~~ 17605 Blythe Street
~~Nashville, TN 37207~~ Northridge, CA 91325

MAP: 082-07-0
PARCEL: 320.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William E. Hegwood, Sr. and wife, Geraldine J. Hegwood** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jason M. Press, as to a ½ undivided interest and Warren C. Press and wife, Elizabeth A. Mestnik, as to a ½ undivided interest, as tenants by the entirety**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot # 25, on the East Nashville Real Estate Company's Plan of Lots, as of record in Plat Book 57, Page 11, Register's Office for Davidson County, Tennessee, which plat reference is here made for a more complete description thereof.

Being the same property conveyed to William E. Hegwood , Sr. by Warranty Deed from Southeast Investments, LLC., of record , in Instrument # 20060323-0033262, Register's Office for Davidson County, Tennessee, date February 17, 2006 and recorded March 23, 2006. See Deeds in Instrument # 20051118-0139863, and # 20030402-0043662.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

William E Hegwood G.J.H.
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of October, 2006.

GRANTOR:

William E Hegwood Sr.

**William E. Hegwood, Sr.**

Geraldine J Hegwood

**Geraldine J. Hegwood**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE )**
**COUNTY OF** Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William E. Hegwood, Sr. and wife Geraldine J. Hegwood** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of October, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**STATE OF TENNESSEE )**
**COUNTY OF** Davidson )

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

**SWORN TO** and subscribed before me this 10th day of October, 2006

NOTARY PUBLIC

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

**MY COMMISSION EXPIRES 1/23/2010**