This Instrument Prepared By ~~and After Recording, Return/mail to:~~
Kerry L. Prisock
TN Bar No. 013032
Richmond Title Services, LP.
2901 N. Dallas Parkway, Suite 100
Plano, Texas 75093
GF #1041590

Davidson County DEEDWARR
Recvd: 10/31/06 11:48 3 pgs
Fees:18.00 Taxes:512.45
20061031-0134965

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive
St. Paul, MN 55117

WARRANTY DEED

3419043 2-1

THIS INDENTURE, made and entered into as of the 26 day of September, 2006, by and between Ruth N. House, who acquired title as **Ruth N. Hall**,* hereinafter "Grantor" and **Gail B. Ivey**, hereinafter "Grantee". * SURVIVING SPOUSE OF BUFORD HALL WHO PAST AWAY 3-27-1987

$138,500.00

WITNESSETH: That for and in consideration of ~~Ten Dollars ($10.00)~~ cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the Grantor does hereby bargain, sell, convey and warrant unto Grantee, all right, title and interest in and to the following described real estate, situated in the City of Whites Creek, County of Davidson, State of Tennessee and being more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of GREENS LANE GARDENS HOMES SUBDIVISION, a development by Allan Murphy, described according to a copy of a survey thereof made by Pete Meyer, Surveyor, as follows: BEGINNING at a point in the South margin of Greens Lane, at the common corner of Lots Nos. 2 and 3, said point being 1798.5 feet West of the center line of Ewing Road, as measured along the South margin of Greens Lane; Thence with the line between Lots Nos. 2 and 3, South 12 Degrees 15 Minutes East 799.5 feet to the corner of said lots; Thence South 77 Degrees 40 Minutes West 100 feet to the corner of Lots Nos. 3 and 4; Thence with the line between said lots North 12 Degrees 15 Minutes West 799.5 feet to the South margin of Greens Lane; Thence with the margin of the same, North 77 Degrees 40 Minutes East 100 feet to the POINT OF BEGINNING.

The property is improved with an address of 515 Greens Lane, Whites Creek, Tennessee

Tax Parcel No.: 049-00-0-218-00

Being the same property of record in Book 4416, Page 522, in the Register's Office of Davidson County, Tennessee.

Send property taxes to Grantee:
Gail Ivey
515 Greens Lane
Whites Creek, TN
37187

* Grantor Address
Ruth N. House
515 Greens Lane
Whites Creek, TN
37187

SUBJECT to all matters of record filed of record in the Recorder's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

Ruth N. Hall Ruth N. House

Grantor
Ruth N. Hall, n/k/a Ruth N. House

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Peggy Niemann, Ruth N. Hall, now known as Ruth N. House, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of September, 2006.

Notary Public Signature

Peggy Niemann

Printed Name

My commission expires: 7-21-07

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
JULY 21, 2007

Oath for Warranty Deeds

State of Texas
County of Collin

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $138,500.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me,
This 3 day of October, 2006.

Affiant

Notary Public

LISA M. ORMES
MY COMMISSION EXPIRES
February 10, 2010

My Commission expires: 2010

U34190432-02RD03
WARRANTY DEED
LOAN# 609065044
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