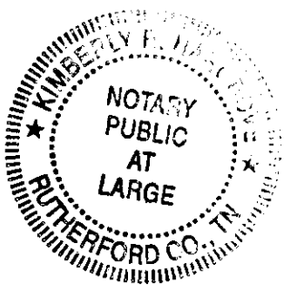
Davidson County DEEDWARR
Recvd: 11/03/06 08:54 2 pgs
Fees:13.00 Taxes:249.05

20061103-0136652

File No. 06WH0222

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,310.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-22-08

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
615-672-4343

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joe D. Howard | Homecomings Financial Network, Inc. | 080-8-90.00 |
| (NAME) | (NAME) | |
| 3208 Panorama Dr | 2101 Rexford, Suite 168W | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37218 | Charlotte, NC 28211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **CORNELIUS BROWN, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOE D. HOWARD**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Bordeaux Gardens, Section One, as of record in Plat Book 3300, page 31, amended in Book 3505, page 589, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.**

**Being the same property conveyed to Cornelius Brown, a single person, by deed dated 05/22/1981 from Steve Ames and wife, Susie J. Ames of record in Book 5748, page 536, Register's Office for Davidson County, Tennessee.**

**THIS PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE RESIDENCE OF THE GRANTOR.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 3208 Panorana Drive, Nashville, Tennessee 37218

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 17th day of October, 2006.

Cornelius Brown

STATE OF TENNESSEE

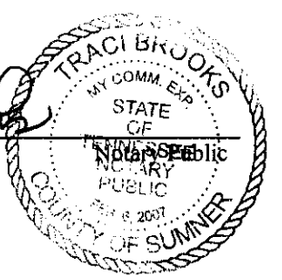
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Cornelius Brown, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of October, 2006.

Commission expires:

Notary Public




**File Number: 06WH0222**

**RETURN TO:**

**Venture Title & Escrow, Inc.**
**3027 Highway 31 W**
**White House, TN 37188**