Davidson County DEEDWARR
Recvd: 11/22/06 09:40 2 pgs
Fees:13.00 Taxes:601.45

20061122-0144937

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $162,554.00

Affiant

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 20th day of November, 2006.

Notary Public
My commission expires: 5/3/2010

15-0611-150922

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason Bockman	Opteum Financial Services, LLC	105-10-0-333.00
2014 White Avenue	W115 Centry Road, 3rd Floor	
Nashville TN 37204	Paramus, NJ 07652	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Angeneto Gift, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jason Bockman, hereinafter called the Grantees, their successors 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 the South 30 feet of Lot No. 4 and the North 10 feet of Lot No. 5, Block17, on the plan showing the subdivision of certain Blocks of the Yarbrough Subdivision of Woodland, of record in Book 161, Page 97, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Angeneto Gift by deed from Lisa Simmons, unmarried, dated 11-15-96, recorded 11-21-96, of record in Book 10266, Page 678, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2014 White Avenue, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 20th day of November, 2006.

Angeneto Gift

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angeneto Gift, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 20th day of November, 2006.

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jenifer L. Wise
State of Tennessee at Large

My Commission Expires: 05/03/2010