#600842

Return To: Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File Box 30

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Carol Clawson
Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

P-RE-06-3418

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline J. Thayer	Market Street Mortgage	
3418 Anderson Road	(NAME) 9001 Airport Freeway, Ste 120	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Fort Worth, TX 76180	136150C00100CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 MICHAEL SCOGGINS AND WIFE, MIREILLE B. SCOGGINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JACQUELINE J. THAYER, UNMARRIED, 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:

Land in Davidson County, Tennessee, being Unit No. 1 on the Condominium Plat of Camden Court Townhomes of record in Instrument No. 200102050010878, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

(a) Being the same property conveyed to York Construction, LLC by deed (DEEDQC) from Brent Foster of record in Deed Instrument 200202060016369 on 01/31/2002 and filed for record on 02/06/2002 , Register's Office for said County.
(b) Being the same property conveyed to SECRETARY OF HOUSING AND URBAN DEVELOPMENT by deed (DEEDTRS) from Tersa Larson, as Successor Trustee of record in Deed Instrument 200606090068563 on 01/20/2006 and filed for record on 06/09/2006 , Register's Office for said County.
(c) Being the same property conveyed to Michael Scoggins and wife, Mireille B. Scoggins by deed (DEEDWARR) from SECRETARY OF HOUSING AND URBAN DEVELOPMENT of record in Deed Instrument 200609190115881 on 08/31/2006 and filed for record on 09/19/2006 , Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3418 ANDERSON ROAD, Antioch, Tennessee 37013
(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 20th day of November, 2006.

Michael B. Scoggins by Mireille Scoggins attorney in fact
Michael Scoggins

Mireille B. Scoggins
Mireille B. Scoggins

Davidson County DEEDWARR
Recvd: 11/22/06 14:44 2 pgs
Fees:13.00 Taxes:443.63

20061122-0145409

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 20th day of November, 2006, before me personally appeared Michael Scoggins and wife, Mireille B. Scoggins 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 20th day of November, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
On this 20th day of November, 2006, before me personally appeared Mireille B. Scoggins to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael Scoggins, and who acknowledged that she executed the same as the free act and deed of the said Michael Scoggins by virtue of that Power of Attorney being recorded simultaneously herewith.

Witness my hand and official seal.

My commission expires: 12/09/07

Notary Public