Davidson County DEEDWARR
Recvd: 11/30/06 11:05 2 pgs
Fees:13.00 Taxes:296.00
20061130-0147803

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Melodie Garner
313 Pullen Avenue
Nashville TN 37207

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Homecomings Financial Network, Inc.
2101 Rexford Road, Suite 250W
Charlotte, NC 28211

MAP AND PARCEL:
MAP 71-11
PARCEL 160.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Roy W. Young, and wife, Virginia M. Young, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Melodie Garner, married, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the East half of 54, on the Plan of Trinity Heights Addition, of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Roy W. Young, by deed from Charles Lewis Correll, Jr., unmarried of record in Book 10103, Page 479, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Such easements and setback lines of record in Book 161, Page 38, said Register's Office.

Taxes for the year 2006 have been prorated and paid.

This is improved property known as 313 Pullen Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Melodie Garner, married, her heirs and assigns, forever; and we, Roy W. Young and wife, Virginia M. Young, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantees, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of November, 2006.

Roy W. Young

Virginia M. Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Roy W. Young and Virginia M. Young, married the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Hendersonville, TN, this the 27th day of November, 2006.

NOTARY PUBLIC

HAROLD REEVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-22-10 ~~3/[redacted]/2008~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 80,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of October, 2006.

NOTARY PUBLIC
My Commission Expires: ~~3/22/2008~~

REBECCA CAMPBELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN
MY COMMISSION EXP. 4/12/08