Davidson County DEEDWARR
Recvd: 12/21/06 10:43 2 pgs
Fees:13.00 Taxes:340.40
20061221-0157280

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$92,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|18th DAY OF December, 2006.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1/23/10
| (AFFIX SEAL)

RACHEL LOAYZA NOTARY PUBLIC STATE OF TENNESSEE EXP. 1/23/10 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Mike Horvath and Rachel McCullars	Homecomings Financial	Map 75.14
8200 Gordon Ln.	2101 Rexford, Ste 350W	Parcel 20
Hermitage, TN 37076	Charlotte, NC 28211	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Peggy Mathes, Administrator of the Estate of Virginia F. Sloan

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Rachel McCullars , an unmarried woman , and Mike Horvath, an unmarried man,

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 142 ON THE PLAN OF HERMITAGE ESTATES, AS OF RECORD IN BOOK 3300, PAGE 70 AND 71, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHEASTERLY MARGIN OF LUREE LANE AT THE CORNER OF LOTS NOS. 142 AND 175; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORHTEASTERLY 140 FEET TO THE CORNER OF LOTS NOS. 142, 143, AND 175; THENCE WITH THE LINE BETWEEN LOTS NOS. 142 AND 143, NORTH 63 DEGREES 00' WEST 145.3 FEET TO THE EASTERLY MARGIN OF GORDON LANE; THENCE WITH THE SAME, SOUTH 39 DEGREES 12' WEST 85.5 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 25 FEET, SOUTH-EASTERLY 39.3 FEET TO THE NORTHEASTERLY MARGIN OF LUREE LANE; THENCE WITH THE SAME, SOUTHEASTERLY 115.2 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHARLES R. SLOAN AND WIFE, VIRGINIA F. SLOAN BY DEED FROM ROBERT J. ALCORN AND WIFE, ESTHER F. ALCORN, DATED MARCH 29, 1967, AND OF RECORD IN BOOK 4116, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CHARLES R. SLOAN DIED JANUARY 5, 1998. PROPERTY THEN VESTED IN VIRGINIA F, SLOAN AS SURVIVING TENANT BY THE ENTIRETY. VIRGINIA F. SLOAN DIED DECEMBER 26, 2005. PROPERTY NOW VESTS IN THE ESTATE OF VIRGINIA F. SLOAN, PROBATE NO.06P-53, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 3300, Page 70 and 71, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 3403, Page 556, Register's Office for Davidson County, Tennessee.

This is improved property known as: 8200 Gordon Lane, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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~~(s) this 18th day of December, 2006.

Peggy D. Mathes, Adm.

Peggy Mathes, Administrator of the Estate of Virginia F. Sloan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Peggy Mathes, Administrator of the Estate of Virginia F. Sloan, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~18~~ 19th day of December, 2006.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076