THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03305

Davidson County DEEDWARR
Recvd: 12/22/06 15:39 2 pg
Fees:13.00 Taxes:492.10

20061222-0158635

Property Address:
633 Sandy Spring Trail, Madison, TN 37115 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Annette L. Taylor**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Romona Douglas, Work # 615-741-2170 , as Sole Owner,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 105, Heron Walk Subdivision, Phase Two, Section Five, as shown by plat of record in Plat Book 9700, Page 923, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Allen Earps and wife, Betty F. Earps, dated November 19, 1999, and recorded January 7, 2000, in the Register's Office for Davidson County, Tennessee, Instrument Number 200001070002714.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 29th day of September, 2006.

Annette L. Taylor {Seal}

Annette L. Taylor

State of TENNESSEE
County of DAVIDSON

On this the 29th day of September, 2006, before me, the undersigned officer, personally appeared Annette L. Taylor, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7-19-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $133,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Annette L. Taylor

Affiant

Sworn to and subscribed before me this the 29th of September, 2006.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Romona Douglas
6033 Sandy Spring Dr.
Madison, TN 37115

Person Or Entity Responsible For Payment Of Taxes:
Homecomings Financial Network, Inc.
2101 Rexford, Suite 250W
Charlotte, N.C. 28211Romona Douglas

Tax Parcel ID#: 052-08-0-A-314.00-CO