Davidson County DEEDWARR
Recvd: 01/19/07 10:29 2 pgs
Fees:13.00 Taxes:708.25
20070119-0007793

This Instrument Prepared By and Return to:
Realty Mortgage Corp.
215 Katherine Drive
Flowood, MS 39232

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
179 EAST MAIN STREET
HENDERSONVILLE, TN 37075

WARRANTY DEED

THIS INDENTURE IS made and entered into this the 10 day of **November, 2006,** by and between **Tiffany Anne Hayes,** party of the first part, and **REALTY MORTGAGE CORPORATION, a Mississippi corporation,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in DAVIDSON County, Tennessee:

> **Lot 99, on the Plan of Ranchwood Estates, Section 1, in Plat Book 2900, Page 125, in the Register's Office of** DAVIDSON **County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**
>
> This being the same property conveyed to the party of the first part by **Warranty Deed** of record at **Instrument Number** 20060726-0089970, in the Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and heridaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

> Any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tiffanyanne hayes
Tiffany Anne Hayes

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 10 day of **November, 2006**, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, **Tiffany Anne Hayes, an unmarried person**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 10 day of **November, 2006.**

Notary Public

My commission expires: 1-26-2010

G. GREGORY VOEHRINGER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN

~~STATE OF TENNESSEE~~
~~COUNTY OF FAYETTE~~

STATE OF TENNESSEE
COUNTY OF SHELBY

$191,419.50

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10 day of **November, 2006.**

Notary Public

My commission expires: 1-26-2010

G. GREGORY VOEHRINGER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN

Owner and Property Address:
Realty Mortgage Corp.
210 Rosehill Drive
Goodlettsville, TN 37072

Mail Tax Bills to:
Realty Mortgage Corp.
215 Katherine Drive
Flowood, MS 39232

Tax ID Number: 025-080-03900

Return To: Realty Mortgage Corp.
215 Katherine Drive
Flowood, MS 39232