WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/07 09:15 2 pgs
Fees:13.00 Taxes:323.75
20070307-0027973

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$87,500.00.**

Affiant

Subscribed and sworn to before me this 2nd day of March, 2007

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christy L. James	Homefocus Tax Service/Lender #2318	034-14-0-061.00
1414 Bain Drive	P.O. Box 26389	
Madison, TN 37115	Richmond, VA 23260-0000	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Welcome Mat, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christy L. James**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 46 on the plan of Stanley Heights, of record in Book 3300, page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 46 fronts 60 feet on the easterly side of Bain Drive and extends back between parallel lines 120 feet to the L&N right-of-way and measures 62.7 feet thereon.

Being the same property conveyed to Autumn Collins, from Betty R. Sherrod, by deed on July 26, 2006, of record in Instrument Number 20060727-0090797, Register's Office for Davidson County, Tennessee. And further conveyed to Welcome Mat, LLC by Quitclaim Deed from Autumn Collins of record in Instrument Number 20070307-0027972 **, said Register's Office.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 3300, page 74, Register's Office Davidson County, Tennessee.

This is improved property known as: **1414 Bain Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 2, 2007.

Welcome Mat, LLC

By Autumn Collins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2nd day of March, 2007, before me, appeared Autumn Collins to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Operating Manager of Welcome Mat, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Autumn Collins acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY