Davidson County DEEDWARR
Recvd: 03/09/07 14:33 2 pgs
Fees:13.00 Taxes:370.00
20070309-0029568

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
07-0541

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **100,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of March, 2007.

Notary Public

Commission Expiration:

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires March 31, 2009

ADDRESS OF NEW OWNER:
Shane Stamback & Kristina Stamback
415 Church St Unit 1301
Nashville, TN 37219

SEND TAX BILLS TO:
Same

MAP-PARCEL:
08208027800

WARRANTY DEED

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,

Home Savers Nashville aka Home Savers, LLC.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shane Stamback and wife Kristina Stamback

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:

Land in Davidson County, Tennessee, being Lot 4 on the Plan of Hart's Addition, as shown on the Plat of record in Book 0057, page 129, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Home Savers Nashville on 02/09/2006, by deed from Sheila Y. Coward, filed for record on 02/14/2006, in Instrument Number 20060214-0017574, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sheila Y. Coward on 11/06/2000, by deed from Scott Shetler, filed for record on 11/08/2000, in Instrument Number 20001108-0111000, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Subject to Deed of Trust dated 11/09/2002 executed by Sheila Y. Coward in favor of New Freedom Mortgage Corp. (or their assigns), in the principal amount of $50,201.00 filed for record on 12/27/2002 in Instrument No. 20021227-0160086, said Register's Office

(1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **706 McFerrin Avenue Nashville, TN 37206**

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 this76th day of March, 2007.

Home Savers Nashville

BY: _____
Joshua H. Smith
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Joshua H. Smith**, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Chief Manager** of **Home Savers Nashville aka Home Savers, LLC.** , the within named bargainor, a corporation, and that he/she as such **Chief Manager**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as **Chief Manager**

Witness my hand and official seal at office this 7 day of March, 2007.

_____
Notary Public

Commission Expiration:

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires
March 31, 2009