WARRANTY DEED

File Number: 60347

Davidson County DEEDWARR
Recvd: 03/22/07 08:55 2 pgs
Fees:13.00 Taxes:695.47

20070322-0034660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,964.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009

STATE OF TENNESSEE NOTARY PUBLIC (AFFIX SEAL) DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheldon R. Davis	CTX Mortgage Company	102-4-A-106.00 CO
(NAME) 409 American Road #106	(NAME) 3100 McKinnon Street, 3rd Floor	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Dallas, Texas 75201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Robert D. French d/b/a R. D. French Co., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheldon R. Davis, a single person, 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 Unit No. 106, on the Plan of Hillwood Place Townhomes, of record in Instrument No. 20040130-0011736, said Register's Office to which plan reference is made for a more complete legal description.

Being part of the same property conveyed to Robert D. French d/b/a R. D. French Co. by deed from T. C. Summers, Inc., dated March 10, 2004, of record in Instrument # 20040329-0034744, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 409 American Road #106, Nashville, TN 37209

(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 this 23rd day of January, 2007.

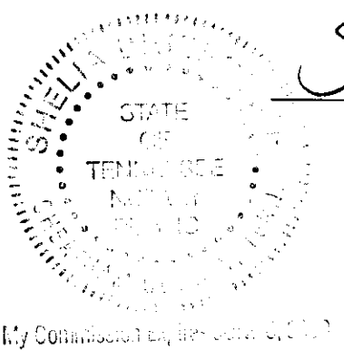
Robert D. French d/b/a R. D. French Co.

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. French d/b/a R. D. French Co., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 23rd day of January, 2007.

Commission expires: 6-8-09



Notary Public