Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

Return to:

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PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 04/02/07 13:30 3 pgs
Fees:18.00 Taxes:439.93
20070402-0038999

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of March, 2007, by and between WILLIE B. WARREN and SUSAN J. WARREN, HUSBAND AND WIFE, hereinafter called Grantors, and CASCEY T. PARKER, MARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WILLIE B. WARREN and SUSAN J. WARREN, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto CASCEY T. PARKER, MARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"), subject to the below-stated life estate retained by Grantor. This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 612 REDBIRD DRIVE, MADISON, TENNESSEE 37115. C.T.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantor's duly authorized official on this the day and year first above written.

SELLER:

WILLIE B. WARREN
Signature of Seller

SUSAN J. WARREN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WILLIE B. WARREN and SUSAN J. WARREN, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, TN, **this** 29 **day of March, 2007.**

Denise C. Allis
Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

CASCEY T. PARKER

Property Address:

612 REDBIRD ~~DRIVE~~, MADISON, TENNESSEE 37115

Person Responsible for Taxes:

Homecomings Financial, LLC F/K/A Homecomings Financial Network, Inc.

2101 Rexford, Suite 250W

Charlotte, NC 28211

Map & Parcel #: MAP 43-01, PARCEL 234.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$118900** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 29th day of **March, 2007.**

Theresa L. Smith
Notary Public

My Commission Expires: 11/22/2010

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-7989

EXHIBIT 'A'

Land in Davidson County, Tennessee, being all of Lot No. 7, on the Final Plat for Section 1, Shannon Place Subdivision, as shown by plat appearing of record in Plat Book 11190, page 55, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to WILLIE B. WARREN and SUSAN J. WARREN, HUSBAND AND WIFE, by Warranty Deed from BILLY EDWARD JORDAN, JR., MARRIED, of record in Instrument Number 20040628-0076350, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 43-01, PARCEL 234.00).
2. All matters as set forth on the Plan of record in Plat Book 11190, page 55, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants of record in Book 11416, page 873, Register's Office for DAVIDSON County, Tennessee.