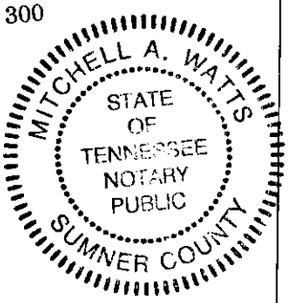
RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2007.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Geoffrey S. Yeager	Greenpoint Mortgage Funding, Inc	072-16-0
1508 Corder Drive	2730 West Tyvola Road, Suite 300	GROUP
Nashville, Tennessee 37206	Charlotte, NC 28217	PARCEL 234.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** One Hundred Fifty Thousand Dollars and Zero Cents ($150,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mike Sherwood and wife, Laurie E. Sherwood, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Geoffrey S. Yeager, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 10 on the Plan of Dugger Heights of record in Book 1424, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Mike Sherwood and wife, Laurie E. Sherwood, by deed dated October 24, 2006, from Carolyn J. Collis, married, of record as Instrument No. 20061026-0132879 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 04/16/07 11:03 2 pgs
Fees:13.00 Taxes:555.00
20070416-0045156

This is:

unimproved ☐

improved ☒ property known as 1508 Corder Drive, Nashville, Tennessee 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 Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 our hands this 13th day of April, 2007.

Mike Sherwood

Laurie E. Sherwood

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Mike Sherwood and Laurie E. Sherwood, the 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 and official seal at Nashville, Tennessee, this 13th day of April, 2007.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

