WARRANTY DEED

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/15/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/29/07 12:37 2 pgs
Fees:13.00 Taxes:732.60

20070529-0063401

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deloris Duncan	Homecoming Financial Network	
(NAME)	(NAME)	
2431 Whites Creek Pike	2101 Rexford Road Ste 250W	70-4-48
(ADDRESS)	(ADDRESS)	
Nashville. TN	Charlotte, NC 28211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070997

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, Emma T. Buchanan and Deborah J. White**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Deloris Duncan and Linda Putnam**, 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. : *With rights of survivorship *Joint tenants

Land in Davidson County, Tennessee, being Lot No. 20 and the southerly 35 feet of Lot No. 19, on Map of Haynie's Cleveland Plan of Lots as of record in Book 161, page 35, Register's Office for said County.

Said Lot No. 20 and part of Lot 19 adjoin and front together 75 feet on the easterly side of Whites Creek Pike and run back between lines 141 feet, more or less, on the north line of said part said part of Lot 19, and 145 feet, more or less, on the south line of Lot 20, to an alley in the rear, measuring 75 feet, more or less thereon.

BEING a portion all of the same property conveyed to Emma T. Buchanan and Deborah J. White by Deed dated October 2, 1997 of record in Book 10633, Page 730, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2431 Whites Creek Pike, Nashville, TN 37207

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 22nd day of May, 2007.

Emma T. Buchanan

Deborah J. White

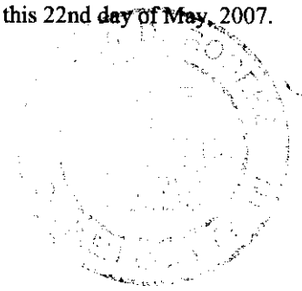
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Emma T. Buchanan and Deborah J. White, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Emma T. Buchanan and Deborah J. White executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2007.

Commission expires: 3/24/09



Melissa D. Rogers

Notary Public