RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N15060

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15065

Davidson County DEEDWARR
Recvd: 06/01/07 09:30 2 pgs
Fees:13.00 Taxes:314.50

20070601-0064960

Property Address:
1812 Dahlia Dr., Nashville, TN 37210 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tim DeVaney, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Emily Gomer**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 14, on the Plan of Dahlia Gardens, Section 2, as shown by plat of record in Plat Book 2900, Page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Chris L. Crockarell and wife, Louise V.S. Crockarell, dated July 13, 1998, and recorded May 16, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 200205160060216.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 31 day of May, 2007.

Tim DeVaney {Seal}
Tim DeVaney

State of TENNESSEE
County of DAVIDSON

On this the 31 day of May, 2007, before me, the undersigned officer, personally appeared Tim DeVaney, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $85,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 31 of May, 2007.

Notary Public

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission expires: 9-16-10

Name of Owner and Property Address:
Emily Gomer
1812 Dahlia Drive

Nashville, TN 37210

Person Or Entity Responsible For Payment Of Taxes:
Emily Gomer
American Home Mortgage Servicing

PO Box 100504

Florence, SC 29501

Tax Parcel ID#: 094-08-0-004.00