Davidson County DEEDWARR
Recvd: 06/18/07 13:50 2 pgs
Fees:13.00 Taxes:551.30
20070618-0072644

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Clayton Downs	Homecomings Financial, LLC	Map 108
3337 White Pine Drive	2101 Rexford, Ste. 250W	Group 08-0
Nashville, TN 37214	Charlotte, NC 28211	Parcel 66

FOR AND IN 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

Sheila L. Downs, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Clayton Downs, unmarried

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:

BEING Lot No. 224, on the Plan of Revised Plan of Larchwood, Section Two, of record in Plat Book 5200, Page 207, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sheila L. Downs by Quitclaim Deed from Donald R. Downs, of record in Book 9299, Page 247, Register's Office for said County. See also deed of record in Book 6568, Page 663, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 5479, Page 443; Book 5681, Page 532; Book 6011, Page 130; Book 5688, Page 696; Book 5773, Page 797; Book 5158, Page 918; Book 6149, Page 984; and Book 6299, Page 166, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 207, said Register's Office; (3) Sewer Easement of record in Book 4868, Page 616, and Book 5569, Page 99, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3337 White Pine Drive, Nashville, TN 37214

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 14th day of June, 2007.

Sheila L. Downs

Sheila L. Downs

FILE BOX 45

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 Sheila L. Downs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of June, 2007.

My Commission Expires: 3/7/11

Notary Public

