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Davidson County DEEDWARR
Recvd: 08/03/07 08:44 2 pgs
Fees:13.00 Taxes:832.13

20070803-0092336

WARRANTY DEED

R-HDH-07-0839

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: NOV. 22, 2010
(AFFIX SEAL)

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Evan Kroft	First Tennessee Home Loans	
839 Beth Drive	2525 West End Avenue, Ste 400	
Nashville, TN 37206	Nashville, TN 37203	84-5-91
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we B.I.G. DEVELOPMENT, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EVAN KROFT,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: * is one and the same as Evan D. Kroft

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 20, CUMBERLAND MEADOWS, SECTION TWO, FIRST AMENDMENT, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050317-0029532 AMENDED AT INSTRUMENT NO. 20050525-0059134, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO B.I.G. DEVELOPMENT, INC. BY QUITCLAIM DEED FROM DAN EATON D/B/A VINTAGE BUILDERS RECORDED OCTOBER 25, 2005 IN INSTRUMENT NO. 20051025-0128956, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN INST. NO. 20050525-0059134; INST. NO. 20051230-0156873; INST. NO. 20010214-0014199; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 839 Beth Drive, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 31st day of July, 2007.

B.I.G. Development, Inc.

BY: _____

ITS: President

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of July, 2007, before me personally appeared Steve Neighbors, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of B.I.G. Development, Inc., the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2007.

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903