Davidson County DEEDWARR
Recvd: 10/26/07 09:41 2 pgs
Fees:13.00 Taxes:332.63
20071026-0126597

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-2-10

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-AFG-07-1707

**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 |
|---|---|---|
| Cleophius Counts | Homecomings Financial, LLC (F/K/A Homecomings Fina | |
| 1707 Cockrill Street (ADDRESS) | 2101 Rexford, Suite 250W (NAME) | |
| Nashville, TN 37208 (CITY) (STATE) (ZIP) | Charlotte, NC 28211 (ADDRESS) (CITY) (STATE) (ZIP) | 81-15-225.00 |

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 COCKRILL FAMILY TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLEOPHIUS COUNTS, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 34.5 FEET OF THE WESTERLY 63 FEET OF THE NORTHERLY 75 FEET OF LOT NO. 382 ON THE MAP OF MCGAVOCK, WETMORE AND OTHERS 2ND ADDITION TO NASHVILLE, CALLED THE "TOWN OF MCGAVOCK" AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY. BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF COCKRILL STREET 141.5 WESTERLY FROM THE WEST MARGIN OF 17TH AVENUE NORTH RUNNING THENCE WITH THE SOUTHERLY MARGIN OF COCKRILL STREET N. 52 DEGREES E. 34.5 FEET TO A POINT; THENCE S. 38 DEGREES E. 75 FEET TO A POINT IN THE NORTHERLY MARGIN OF AN ALLEY, THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY S. 52 DEGREES W. 34.5 FEET TO A POINT, SAID POINT BEING 28.5 FEET EASTERLY FROM A 16 FOOT ALLEY, RUNNING THENCE N. 38 DEGREES W. 75 FEET TO THE POINT OF BEGINNING. ALL IN ACCORDANCE WITH SURVEY AND PLAT BY NORRIS H. HICKERSON, AUGUST 20, 1949.

BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTOR(S) BY DEED RECORDED IN BOOK _____, PAGE _____ OR INSTRUMENT NO. 20071026 0126596, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved ( X ) property, known as 1707 Cockrill Street, Nashville, Tennessee 37208
(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 16th day of October, 2007.

Cockrill Family Trust

S.S. Fouche, Trustee

S.S. Fouche, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of October, 2007, before me personally appeared S.S. Fouche, Trustee of the Cockrill Family Trust, S.S. Fouche, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th day of October, 2007.

Notary Public

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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