WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 8th day of February, 2008

Notary Public

MY COMMISSION EXPIRES: 10-16-11
(AFFIX SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky Dale Huggins, Jr.	ELITE HOME LOANS	148-15-O
(NAME)	(NAME)	(MAP)
4036 Navaho Trail	109 WESTPARK DR, STE 310	130.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Dana L. Horton and spouse, Orlando M. Herrera, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ricky Dale Huggins, Jr.and wife, Jessica Nicole Huggins, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 28, on the Plan of Apache Hills, Section Five, Part Two, of record in Book 5050, page 39, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Dana L. Horton and husband, Orlando M. Herrera, by deed from Betty J. Stiles (formerly known as Betty J. Leaver) and husband, Marvin R. Stiles, dated February 22, 2002, of record in Instrument No. 20020228-0025329, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 4036 Navaho Trail, Nashville, Tennessee 37211

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.

Davidson County DEEDWARR
Recvd: 02/13/08 12:19 2 pgs
Fees:13.00 Taxes:436.23
20080213-0014545

Witness my/our hand(s) this 8th day of February, 2008.

Dana L. Horton

Orlando M. Herrera by
Dana L. Horton as Attorney-in-Fact
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Dana L. Horton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 8th day of February, 2008.

James M. Wells
State of Tennessee Notary Public
Davidson County

Notary Public

My Commission Expires: 11/14/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Dana L. Horgon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Orlando M. Herrera, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Orlando M. Herrera, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 8th day of February, 2008.

James M. Wells
State of Tennessee Notary Public
Davidson County

Notary Public

My Commission Expires: 11/14/09

RETURN TO:
Homeland Title. LLC
1896 General George Patton Dr., Ste 200
Franklin. TN 37067