Davidson County DEEDWARR
Recvd: 08/05/08 10:22 2 pgs
Fees:13.00 Taxes:249.38
20080805-0080528

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$67,400.00** (Sixty Seven Thousand Four Hundred).

Carolyn Holmes
AFFIANT

Subscribed to and sworn before me this 30th day of July, 2008.

Vanessa E Allen
NOTARY PUBLIC MY COMMISSION EXPIRES: 7-18-2010

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Sherry Tsao 114 Becker Avenue Old Hickory,TN 37138	Elite Home Loans, Inc. 109 Westpark Drive, Ste 260 Brentwood, Tennessee 37027	053-11-0-068.00

WARRANTY DEED

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, I/WE, **LISA K. A. CREASY AND DAVID C. ALLEN DBA CULKAY INVESTMENTS,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SHERRY TSAO, A SINGLE WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 24, on the Plan of Life & Casualty Insurance Company's Subdivision No. 3, as shown on plat of record in Plat Book 974, page 11, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lisa K.A. Creasy and David C. Allen dba Culkay Investments by Deed of record in Book 9930, Page 744, Register's Office for Davidson County, Tennessee.

Lisa K. Creasy and David C. Allen hereby make oath that the above described property has never been the domicile of Lisa K. Creasy and David C. Allen.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **114 BECKER AVENUE** **OLD HICKORY,TN37138**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2008

WITNESS, this 30th day of July, 2008

Lisa K. A. Creasy

David C. Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of July, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lisa K. A. Creasy and David C. Allen dba Culkay Investments** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of July, 2008.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

LTSR Number:

GTE File: 2008