Realty 484

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $207,000.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2003.

Notary Public
My commission expires: 05/30/04

Davidson County DEEDWARR
Recvd: 06/06/03 15:13 2pgs
Fees:13.00 Taxes:765.90
20030606-0078599

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles R. Tygard Sr. 2526 Una Antioch Pike Antioch, TN 37013	Mortgage Lenders Network, USA 3600 Mansell Road, Suite 350 Alpharetta, GA 30022	149-0-041.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hilda Lou Jones, now Tennant**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Charles R. Tygard Sr. and wife, Delores Tygard**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to an unrecorded survey by L.C. Petty and shown as Tract No. III, as follows:

Beginning at an iron pin in the easterly margin of Una-Antioch Pike right of way, said point being the northwest corner of the herein described property and the southwest corner of the property conveyed to the Trustees of Free Will Baptist Church by deed of record in Book 4691, Page 503, Register's Office for said County; thence South 70 degrees 04 minutes East 830.00 feet to an iron pin; thence South 3 degrees 15 minutes West 154.2 feet to an iron pin; thence North 71 degrees 12 minutes West 870.9 feet to an iron pin in the easterly margin of Una-Antioch Pike; thence North 23 degrees 15 minutes East 156.6 feet to the point of beginning containing 3.00 acres, more or less.

Being the same property conveyed to Hilda Lou Jones, unmarried and Thelma Marie Smith, unmarried, as joint tenants with right of survivorship, by deed from Russell E. Cook and wife, Andrea L. Pildai-Cook dated 9/3/99, recorded 9/8/99 and of record in Book 11655, Page 1 and recorded in Book 11732, Page 456, Register's Office for Davidson County, Tennessee. Thelma Marie Smith having since died, leaving Hilda Lou Jones as surviving joint tenant. Hilda Lou Jones having since married and now known as Hilda Lou Jones Tennant.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2526 Una Antioch Pike, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of May, 2003.

Hilda Lou Jones Tennant by Dianne Patton Attorney-in-fact

Hilda Lou Jones Tennant by
Dianne Patton, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dianne Patton, 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 herein contained, and who further acknowledged that she is the attorney in fact for Hilda Lou Jones Tennant and that she is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of May, 2003.

Catherine R Wass

Notary Public

My Commission Expires: 5/30/04

