Davidson County DEEDWARR
Recvd: 01/21/04 11:26 2pgs
Fees:13.00 Taxes:392.20

20040121-0007972

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 29 day of December, 2003 by and between **STANDARD FEDERAL BANK**, party of the first part, and Melissa Ryberg and husband, Michael Ryberg party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

Lot 205, on the plan of Hickory Valley Subdivision, Section 2, as shown by plat of record in Plat Book 4175, Page 158 the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property. Said lot fronts 86.99 feet on the on the broken southerly margin of Ocala Drive and extends back 131.69 feet on the westerly line and 130.0 feet on the easterly line to a broken line in the rear, measuring 118.00 feet thereon.

Being the same property conveyed to party of the first part by Deed of record in Instrument No. 20031230-0183639 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easement and other matters of record, *including* matters of record appearing on plan in Plat Book 4175, Page 158, all in the Register's Office of **Davidson** County, Tennessee; property taxes for the current year and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

STANDARD FEDERAL BANK
By: Fidelity National Asset Management Solutions

By: _____
Printed Name: Pamela J. Crocker, Vice President
Title: _____

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared **Pamela J. Crocker, Vice President**, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the _____ of **Fidelity National Asset Management Solutions**, a corporation, which caused this instrument to be executed on behalf of **STANDARD FEDERAL BANK** the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **STANDARD FEDERAL BANK.**

WITNESS my hand, at office, this 29 day of December, 2003

Notary Public

Commission Expiration: 6/1/2007

MARQUE DERENZO
Notary Public
State of Colorado

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF12241

PROPERTY ADDRESS:
305 Ocala Drive
Nashville, Tennessee

PARCEL ID NUMBER: Map 162-5, Parcel 128

PROPERTY OWNER &ADDRESS/
MAIL TAX BILLS TO:
Melissa Ryberg, et vir
305 Ocala Drive
Nashville, TN 37211

COUNTY OF Davidson
STATE OF Tennessee

I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $ 106,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 13th DAY OF January 2004.

NOTARY PUBLIC

COMMISSION EXPIRATION: 05/28/06

PATRICIA D. CAVITT
NOTARY PUBLIC

This Deed is prepared from information provided by Chicago Title Insurance Company.
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