WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/04 11:30 2pgs
Fees:13.00 Taxes:740.00

20040429-0048649

KANDACE N. TOMLIN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$200,000.00.**

Joseph Dyer
Affiant

Subscribed and sworn to before me, this the 20th day of April, 2004.

Kandace N. Tomlin
Notary Public

My commission expires: 03/04/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
SUSAN B. MOTT	Bank of America	**MAP 118-09, PARCEL 246**
1123 CLIFTON LANE	900 West Trade St.	
NASHVILLE, TN 37204	Charlotte, NC 28255	

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, WE,

G. KYLE RYBCZYK, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SUSAN B. MOTT

HEREINAFTER CALLED THE GRANTEES, 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. 5-A on the Zone Lot Division of Lots 2, 3, 4, 5 and 7 on the Planof Granslift Subdivision, as of record in Book 6200, Page 83, and as amended in Book 6250, Page 305, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to G. Kyle Rybczyk, a single man, by Deed from Claudette E. Ardis Taylor and husband, Swep S. Taylor, of record in Book 11413, Page 276, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6250, Page 305, Register's Office of DAVIDSON County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **1123 CLIFTON LANE, NASHVILLE, TN 37204**

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 convenant 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.

Witness my/our hand(s) this **20th** day of **April, 2004.**

G. Kyle Rybczyk
G. KYLE RYBCZYK

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **G. KYLE RYBCZYK, an unmarried man,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **April, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05