FILE BOX 45

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

04-0404-51183

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $80,750.00

Affiant

Subscribed and sworn to before me, this 14th day of ~~May~~, 2004.

Notary Public
My commission expires: ~~05/17/05~~ 1.27.07

Address of New Owner:	Send Tax Bills to:	Tax Information
Dirk P. Vandeventer	US Bank Home Mortgage	
506 Hidden Hill Drive	P.O. Box 2400	76-1-136
Hermitage TN 37076	Paducah, KY 42002	

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, Pamela Sawyers, now Adams, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dirk P. Vandeventer, 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 Davidson County, Tennessee, being Lot NO. 105-B, Tulip Grove Woods, Phase I, of record in Plat Book 6200, Page 69, amended in Plat Book 6900, Page 457, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pamela Sawyers by deed from Mary McWhirter of record in Book 11350, Page 267, Register's Office for Rutherford County, Tennessee.

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 506 Hidden Hill Drive, Hermitage, TN 37076

Pamela Sawyers and Pamela Sawyers- Adams are one and the same person.

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.

Davidson County DEEDWARR
Recvd: 05/17/04 14:09 2pgs
Fees:13.00 Taxes:298.78
20040517-0057563

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 14th day of May, 2004.

Pamela Sawyers -Adams

Pamela Sawyers- Adams

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pamela Sawyers- Adams and , with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 14th day of May, 2004.

Theresa D. Dorsey

Theresa D. Dorsey
State of Tennessee at Large

My Commission expires 09/17/05

