Davidson County DEEDWARR
Recvd: 05/25/04 10:37 2pgs
Fees:13.00 Taxes:1591.00
20040525-0061224

# WARRANTY DEED

G-VRE-04-1216

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Velaire R. Woolsey | America's Wholesale Lender | |
| 1216 Taggartwood Road | (NAME) 750 Old Hickory Blvd. #180 | 159-6-8 |
| (ADDRESS) Brentwood, Tennessee 37027 | (ADDRESS) Brentwood, TN 37027 | |
| (CITY) (STATE) (ZP) | (CITY) (STATE) (ZP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BETTYE BROWN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VELAIRE R. WOOLSEY AND KRISTOPHER J. WOOLSEY, HUSBAND AND WIFE,, hereinafter called the Grantee(s), their heirs and assigns, that 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. 22 on the Plan of Taggartwood Subdivision, of record in Plat Book 4175, Page 60, Register's Office for said County to which reference is hereby mde for a more complete description.

Being the same property conveyed to Bettye Brown by Quitclaim Deed dated July 30, 2002 and filed for record on July 30, 2002 as Instrument Number 20020730-0091338 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 4173, page 193; Book 4352, page 72; and Plat Book 4175, page 60, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1216 Taggartwood Road, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (Cty or Town) (Postal ZIP)

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. 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 19th day of May, 2004.

Bettye Brown
Bettye Brown

STATE OF Tennessee
COUNTY OF Davidson

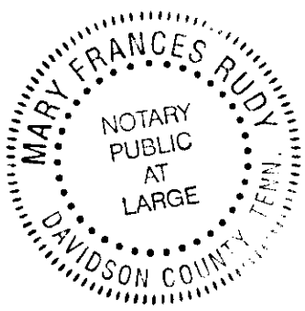
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bettye Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 19th day of May, 2004.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903