Davidson County DEEDWARR
Recvd: 06/16/04 08:22 2pgs
Fees:13.00 Taxes:439.93

20040616-0070920

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Rash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires MAY 28, 2006

05-0404-61442

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $118,900.00

Affiant

Subscribed and sworn to before me, this 11th day of June, 2004.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
David A. Bryant	1st Trust Bank For Savings	53-06-O-B-94
2313 Riverway Drive	P.O. Box 17257	
Old Hickory TN 37138	Memphis, TN 38187-0257	

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, John Ransom Woolson, Jr., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David A. Bryant and wife, Sharon Bryant, 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. 143 on the plan of Phase 5B, Waterford Estates, of record in Plat Book 7900, Pages 838-839, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Ransom Woolson, Jr. by deed from J&M Homebuilders, Inc., a Tennessee Corporation, dated 6/5/95, recorded 6/8/95, of record in Book 9695, Page 85, Register's Office for Davidson County, Tennessee.

Belinda Woolson, wife of John Ranson Woolson, Jr., joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

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 2313 Riverway Drive, Old Hickory, TN 37138

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 11th day of June, 2004.

John Ransom Woolson, Jr.

Belinda Woolson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Ransom Woolson, Jr. and Belinda Woolson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 11th day of June, 2004.

Notary Public

My Commission expires:

5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006