Davidson County DEEDWARR
Recvd: 08/26/04 13:02 2pgs
Fees:13.00 Taxes:580.53

20040826-0103447

WARRANTY DEED

B-WDC-04-1814

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,900.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES 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 NUMBER
Andrella Baylis	Bayrock Mortgage Corporation	
1814 Ed Temple Blvd.	(NAME) 11380 Southbridge Pkwy, Ste. 200	81-6-A-1 CO
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Alpharetta, GA 30022	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 WESTPORT DEVELOPMENT COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDRELLA BAYLIS, 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: *unmarried

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lots 4 thru 8 and part of Lot 3 of the Subdivision of the east part of Lot 10 of the Harding Bosley Tract, formerly of record in Plat Book 547, Page 4, Register's Office for Davidson County, Tennessee, and revised April 3, 2003, with revision of record in Instrument No. 20030516-0067328, and corrected in Instrument No. 20031014-0151915, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Intercept Security Protective Agency, Inc. d/b/a Westport Development Co. by Deed dated February 25, 2003 and filed for record on March 14, 2003 in Instrument No. 20030314-0034331, Register's Office for said County. Being the same property conveyed to Jack A. Oman, Trustee by Quitclaim Deed dated March 28, 1997 and recorded on April 1, 1997 in Book 10398, Page 369, and later corrected in Instrument No. 20021122-0145396, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1814 Ed Temple Blvd., Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City 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 20th day of August, 2004.

Westport Development Co.
Westport Development Company
by Margaret Arnell President

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Margaret Smith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged her self to be the President of Westport Development Company, the within named bargainor, a corporation, and that she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by her self as President.

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

NOTARY PUBLIC

My Commission Expires: 7-29-06

MARY FRANCES RY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903