Davidson County DEEDWARR
Recvd: 09/03/04 15:13 2pgs
Fees:13.00 Taxes:294.15

20040903-0107220

Dav. Co. File Box 14-A
jtc file no. 17367-2

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $79,500.00

Affiant

Subscribed and sworn to before me, this ~~31st~~ 2nd day of ~~August, 2004~~ September

Notary Public
My commission expires: 11/27/06

06-0408-71398

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sara D. Wylie 163 Park Circle Old Hickory TN 37138	American Mortgage Network, Inc. P. O. Box 85302 San Diego, CA 92186-5302	053-12-0-036.00

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, **Sonia E. Casler, married** hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Sara D. Wylie**, hereinafter called the Grantee, her 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. 21 of Block "C" on the Map of Subdivision No. 3 of Life and Casualty Insurance Company Property at Old Hickory, Tennessee, of record in Book 974, Page 11, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Sonia E. Casler by deed from Westelle S. Davis, unmarried, dated 10-22-03, of record in Instrument No. 20031024-0157388, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

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 163 Park Circle, 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 ~~31st~~ 2nd RT day of ~~August,~~ September RT, 2004.

Sonia E. Casler

Sonia E. Casler

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand in Mt. Juliet, TN, this ~~31st~~ 2nd RT day of ~~August,~~ September RT, 2004.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.