BOOK 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/04 14:55 2pgs
Fees:13.00 Taxes:296.00
20041008-0122163

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED WHICHEVER IS GREATER IS $80,000.00.

Affiant

Subscribed and sworn to before me this 1 day of October, 2004.

JASON C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires JULY 21, 2007
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John D. Myrick	America's Wholesale Lender	069-16-0-053.00
1620 East Stewarts Lane	750 Old Hickory Boulevard, Suite 180	
Nashville, TN 37218	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Saundra P. Oprea, a married person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John D. Myrick, an unmarried person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Pardue Subdivision, of record in Plat Book 6900, page 785, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Saundra P. Oprea, an unmarried person, by deed from Peggy Ann Pardue, unmarried and Ronald Stephen Pardue and wife, Nancy Sue Pardue, on April 12, 2002, of record in Instrument Number 20020416-0047048, Register's Office for Davidson County, Tennessee. Tim Belton joins in this conveyance to convey any interest that he may have in said property, particularly any marital interest.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 6900, page 795, Register's Office Davidson County, Tennessee.

This is improved property known as: **1620 East Stewarts Lane, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 1, 2004.

Saundra P. Oprea

Tim Belton

STATE OF TENNESSEE
COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Saundra P. Oprea and** Tim Belfing to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October, 2004.

My commission expires _____

_____
Notary Public

JASON C. GUTHRIE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007