WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/04 15:19 2pgs
Fees:13.00 Taxes:462.13

20041019-0125797

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $124,900.00.

Affiant

Subscribed and sworn to before me this 15 day of October, 2004

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, [illegible] 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brendan Callaghan	America's Wholesale Lender	182-060-A-216.00CO
8268 Ramstone Way	750 Old Hickory Boulevard, Suite 180	
Antioch, Tn 37013	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, **Greenvale Construction, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brendan Callaghan**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 227 on the plan of Final Plat, Old Hickory Hills, Phase Two, Section Three, of record in Instrument Number 20040420-0044507, 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 Greenvale Construction, LLC, a Tennessee Limited Liability Company, by deed from Old Hickory Hills, LLC, a Tennessee Limited Liability Company, on April 30, 2004, of record in Instrument Number 20040517-0057403, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20040420-0044507 , Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20020116-0006750, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Instrument Number 20001030-0107214, Register's Office for Davidson County, Tennessee.
- Easement for United Telephone of record in Instrument Number 20020123-0009339, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20020123-0009417, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20010306-0021333, and Instrument Number 20030226-0025749, Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Book 11190, page 65, Register's Office for Davidson County, Tennessee.
- Rights of Adjoining Owners of record in Book 6013, page 187, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8268 Ramstone Way Lot, Nashville, TN 37013**

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 15, 2004.

Greenvale Homes, LLC

By _____

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15th day of October, 2004, before me, appeared Shane McFarland, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Manager of Greenvale Homes/Construction, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Shane McFarland, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

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NOTARY PUBLIC

Notary Public At Large DAVIDSON COUNTY, TN

My Commission Expires 8-22-07

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