Davidson County DEEDWARR
Recvd: 10/26/04 09:11 2pgs
Fees:13.00 Taxes:255.30

20041026-0128389

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $69,000.00

ESTER BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Affiant

Subscribed and sworn to before me, this 14th day of October, 2004.

Notary Public
My commission expires:

08-0409-90387

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Vicki Sellers	Americas Wholesale Lender	53-16-0-132
331 Pitts Avenue	7105 Corporate Drive PTX-A-195	
Old Hickory TN 37138	Plano, TX 75024	

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, Gregory S. Salley and wife, Tanya J. Salley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Vicki Sellers and husband, Robert Sellers, 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, made by Southern Land & Associates, Inc., dated September 15, 1977, described as follows:

Beginning at a point in the northerly margin of Pitts Avenue, formerly Old Hopewell Road, said point being the southwesterly corner of the L. M. Irving property and the southeasterly corner of the property herein described; thence with the said northerly margin North 66 deg., 22' 00" West 82.91 feet to an iron pin; thence leaving said northerly margin with a line through the Bill Crusenberry property North 24 deg, 33' 02" East 63.84 feet to an iron pin; thence with a line North 41 deg., 12' 01" West 118.89 feet to an iron pin; thence with a line South 59 deg., 27' 15" East 57.46 feet to a 16 inch hackberry tree in the said L. M. Irvin's westerly line; thence with said Irvin line South 27 deg., 20' 30" West 170.62 feet to the point of beginning. The above described tract contains 0.306 acres, more or less.

Being the same property conveyed to Gregory S. Salley a one-half (1/2) undivided interest and Jerry D. Salley and wife, Emma J. Salley a one-half (1/2) undivided interest by deed from Pitts Associates, a Joint Venture dated September 20, 1985, of record in Book 6662, page 292, Register's Office for Davidson County, Tennessee. Gregory S. Salley and Jerry D. Salley and wife, Emma J. Salley conveyed subject to Gregory S. Salley and wife, Tanya J. Salley by Quitclaim Deed dated January 7, 2002 of record as Instrument No. 20020125-0010611, Register's Office for Davidson County, Tennessee.

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 331 Pitts Avenue, 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 14th day of October, 2004.

Gregory S. Salley

Tanya J. Salley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Goodlettsville, TN, this 14th day of October, 2004.

Ester Baldwin

State of Tennessee at Large

My Commission expires 7-29-04

ESTER BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.