Davidson County DEEDWARR
Recvd: 12/01/04 07:57 2 pgs
Fees:13.00 Taxes:560.55
20041201-0142646

WARRANTY DEED

G-MM-04-0881

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00

Carolyn James
Affiant

Subscribed and sworn to before me, this 29th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/21/07
(AFFIX SEAL)

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., 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
Sean Sawyer	American Home Mortgage (NAME)	
881 Beech Bend Drive (ADDRESS)	7142 Columbia Gateway Dr. (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Columbia, MD 21046 (CITY) (STATE) (ZIP)	156-2-137

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 LORI D. DRUEN AND HUSBAND, WILLIAM D. DRUEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SEAN SAWYER AND WIFE, CHRISTIE SAWYER, 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:

Being Lot No. 645, HARPETH WOODS SECTION OF HARPETH VALLEY PARK Subdivision, as shown on plat of record in Plat Book 4860, Page 111, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lori D. Druen and husband, William D. Druen by Warranty Deed from Steve T. Rainey, a married man, recorded the 26th day of November, 2001 in Instrument No. 20011126-0128248, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 4860, page 111; Book 5051, page 89; Book 5051, page 92; Book 5197, page 123; Book 5228, page 718, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 881 Beech Bend Drive, Nashville, Tennessee 37221
(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 29th day of November, 2004.

X Lori D. Druen
Lori D. Druen

X
William D. Druen

STATE OF Tennessee
COUNTY OF Davidson

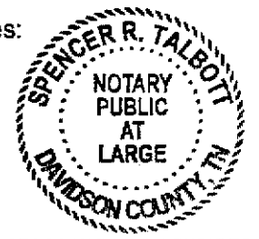
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lori D. Druen and William D. Druen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 29th day of November, 2004.

Notary Public

My Commission Expires:

(SEAL)



MY COMMISSION EXPIRES
JAN 27, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903