Davidson County DEEDWARR
Recvd: 12/15/04 14:12 2pgs
Fees:13.00 Taxes:354.83

20041215-0149292

WARRANTY DEED

G-CD-04-3507

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,900.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

My Commission Expires

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Wilson	First Franklin Financial	
3507 Ezell Road	(NAME) 112 Towne Park Drive	148-2-74
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Kennesaw, GA 30144	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 SOLUTION HOME BUYERS, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANGELA WILSON, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE PLAN OF LUNA HEIGHTS, SECTION ONE, OF THE RECORD IN BOOK 2854, PAGE 50, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO SOLUTION HOME BUYERS, INC. FROM LINDA A. DYE BY QUITCLAIM DEED RECORDED AUGUST 12, 2003 IN INSTRUMENT NO. 20030812-0115509, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO JAMES L. DYE, UNMARRIED BY DEED RECORDED MAY 24, 1978 IN BOOK 5289, PAGE 725, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 2854, page 50, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3507 Ezell Road, Antioch, Tennessee 37013
(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 9th day of December, 2004.

Solution Home Buyers, Inc.

BY: _____
President

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Sean Queen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the Authorized Signer/President of Solution Home Buyers, Inc., the within named bargainor, a corporation, and that he as such Authorized Signer/President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by himself as Authorized Signer/President

Witness my hand and official seal at Nashville, TN on this 9th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903