Return to:

Homelar[illegible]Title, LLC
1896 Genera[illegible]ne Patton Dr.
Franklin, TN 37067

PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 46011
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/21/04 13:43 2pgs
Fees:13.00 Taxes:769.60
20041221-0151651

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Timothy N. Tappan Tama Ann Tappan 609 South Riverbend Court Nashville, Tennessee 37221	Savings Mortgage, Inc. 105 South 7th Street, 5th Floor Philadelphia, Pennsylvania 19106

TAX MAP-PARCEL NUMBERS: 155-08-B-066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$208,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anna M. Jackson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy N. Tappan and Tama Ann Tappan, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Phase 1 of South Colony at Riverbend of record in Book 6900, Page 271 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Anna M. Jackson, a single person by deed from Fox Ridge Homes, Inc. of record in Book 8129, Page 268 Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 271, said Register's Office, which Plan shows a 20 foot minimum building setback line from South Riverbend Court together with a designated building site, and a 10 foot easement for public utility and drainage purposes along the rear line(s) The Declaration of Restrictive Covenants of record in Book 6474, page 354, Book 648, page 588, Declaration of Restrictive Covenants of record in Book 7199, page 119, amended in, Book 7781, page 645, Book 9792, page 20, Book 9792, page 24, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 609 South Riverbend Court, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

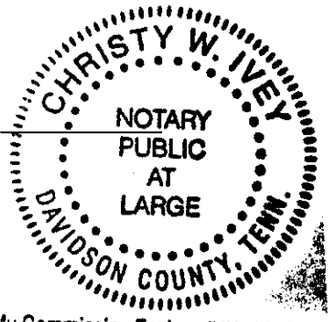
WITNESS THE EXECUTION HEREOF this 15th day of December, 2004.

Anna M. Jackson

State of TENNESSEE
County of DAVIDSON

On this 15th day of December, 2004 , before me the undersigned authority, personally appeared Anna M. Jackson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:



My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $208,000.00

Affiant

Sworn and subscribed before me this the 15th day of December, 2004

My Commission Expires: 3-22-08

Notary Public

