WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/07/05 10:27 2 pgs
Fees:13.00 Taxes:551.30
20050107-0002764

STATE OF TENNESSEE
COUNTY OF 149,000.00

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $ 149,000.00

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 30th DAY OF December, 2004

NOTARY PUBLIC

MY COMMISION EXPIRES 3/7/07
(AFFIX SEAL)

LISA M. MASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE MADISON TN 37115

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
Amanda Gibson	Same as owner	163-2-41
4464 Winton Drive		Group
Antioch, TN 37013		Parcel
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Vance Tyler
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~[illegible]~~ Amanda Gibson
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot # 92 on the plan of Hickory Highland Place, Section Two, Phase One of record in instument Number 199912230306510 and 199912230306511, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate legal discription.

Said property being known as 4464 Winton Drive / Antioch, TN 37013
located in Davidson County.

Being the same property conveyed to Novastar Mortgage, Inc. by Successor Trustee's Deed from Robert S. Coleman, Jr. Successor - Trustee, dated 07/02/04 and filed for record 07/08/04 in Instument # 20040708-0081356 Register's Office for Davidson County, Tennessee. Futhuremore conveyed to Vance Tyler , married by Special Warranty Deed from Novastar Mortgage Inc dated 11/23/04 filed for record on 12/30/04 in Inst #20041230-0154854 said Registers Office.

( )Unimproved
This is (X)Improved property known at 4464 Winton Drive Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (State) (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 GRANTEES, their heirs and assigns forever; and we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the 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 day of December, 2004

Vance Tyler Vance W. Tyler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lisa Vaske, a Notary Public in and for said County and State, the within named Vance Tyler the within named bargainor _____, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Statewide Title
This 30th day of December, 2004

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER

Notary Public

My Commission Expires: 3/17/07

STATE OF TENNESSEE
COUNTY OF

Before me the undersigned, a Notary Public for the State and County aforesaid, person_____ the within named bargainor, and that sh being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by herself as

Witness my hand and seal, at office in Brentwood, Tennessee, this _____ day of _____, 2004

Notary Public

My Commission Expires:_____