Jim R. Vande[illegible] P.C.
5120 Virgini[illegible] C-22
Brentwood, [illegible]027
(615) 370-4[illegible]43

return to:
Jim R. Vanderpool, P.C.
5120 Vir[illegible] Way, C-22
Brentwo[illegible] N 37027
(615) 370-4443

Davidson County DEEDWARR
Recvd: 01/25/05 08:27 2 pgs
Fees:13.00 Taxes:435.12

20050125-0008779

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,600.00

Carol L Pyburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2005

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Julie Olson	Leader Federal Mortgage, LLC	Map 150
1612 Maple Timber Ct	4456 Corporation Lane	Group 11-0
Antioch, TN 37013	Virginia Beach, VA 23462-0000	Parcel 350.00

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

Carol Pyburn, UNMARRIED

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Julie Olson
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 116, on the Plan of Lake Town Park, of record in Plat Book 7900, Page 467, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Carol Pyburn by Warranty Deed from Melba J. Bower, unmarried, of record in Instrument 200206180073553, said Register's Office.

This conveyance is subject to all matters set out on the plat of record in Plat Book 7900, page 467, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 8829, page 725, said Register's Office.

This conveyance is subject to 2005 County Taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1612 Maple Timber Ct, Antioch, TN 37013

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 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 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 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 21st day of January, 2005.

Carol A. Pyburn
Carol Pyburn

Carol Pyburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 21st day of January, 2005.

My Commission Expires: ~~1/29/05~~
4/27/07

Notary Public

