WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 76,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JANUARY, 2005. NOTARY PUBLIC MY COMMISSION EXPIRES 9-20-08



THIS INSTRUMENT PREPARED BY CORNERSTONE TITLE AND ESCROW, LLC, 530 CHURCH STREET, SUITE 202, NASHVILLE, TENNESSEE 37219		
ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Becky Mallernee	Becky Mallernee	MAP: 160
901 Ginger Court	901 Ginger Court	GROUP: 11
Brentwood, TN 37027	Brentwood, TN 37027	PARCEL: 75

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THOMAS A. WYATT AND WIFE, KANDE WYATT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BECKY MALLERNEE, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 901 Ginger Court, Brentwood, Tennessee 37027

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, its successors and assigns, forever, and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee, and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 27th day of January, 2005.

Thomas A. Wyatt

Kande Wyatt

Davidson County DEEDWARR
Recvd: 01/28/05 10:46 2 pg
Fees:13.00 Taxes:836.20



20050128-0010496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Thomas A. Wyatt and Kande Wyatt, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee , this 27th day of January, 2005.

Notary Public

My Commission Expires: 9-20-08



RETURN TO:

Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 47, on the Plan of Hearthstone, Phase 9, of record in Book 6900, Page 374, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas A. Wyatt and wife, Kande Wyatt, by Warranty Deed from Lisa Anne Manning, unmarried, of record in Instrument Number 20010601-0057081, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.