Davidson County DEEDWARR
Recvd: 03/04/05 12:08 2 pgs
Fees:13.00 Taxes:358.90

20050304-0024230

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP 43693

WARRANTY DEED

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$97,000.00.

Kimberly A. Reeves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 25 DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
KIMBERLY A. REEVES **319 Lorna Drive** **Nashville, Tennessee 37214**	Countrywide Home Loans MS SV79 DOC Processing P.O. BOX 10423 Van Nuys, CA 91410-0423	**96-9-5** **3DZ 9520**

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, OAKLEY WILLIS BRYAN and wife, VERNICE M. BRYAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY A. REEVES**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Being Lot No. 180 on the Plan of Woodberry Park, of record in Book 2133, pages 117, 118 and 119, Register's Office for said County.

Said Lot No. 180 fronts 117.7 feet on the northeasterly side of Lorna Drive and runs back between lines 161 feet on the northwesterly line and 169.4 feet on the southeasterly line to a dead line in the rear on which it measures 22 feet.

Being the same property conveyed to Oakley Willis Bryan and wife, Vernice M. Bryan by deed from Bobby J. Hall and wife, Carol H. Hall, of record in Book 4537, page 608, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This property is improved (X) known as 319 Lorna Drive, Nashville, Tennessee 37214

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 our hands this _____ day of February, 2005

Oakley Willis Bryan
OAKLEY WILLIS BRYAN

Vernice M. Bryan
VERNICE M. BRYAN

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 OAKLEY WILLIS BRYAN and wife, VERNICE M. BRYAN, the bargainors, 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 the 24 day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

