WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/05 09:59 2 pg
Fees:13.00 Taxes:524.11

20050324-0031994

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 2005

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

NOTARY PUBLIC LARGE

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George F. Tucker (NAME)	Opteum Financial Services, LLC (NAME)	MAP 150-14A
1510 Ranch Road (ADDRESS)	W115 Century Road (ADDRESS)	PARCEL 84
Bodega Bay, CA 94923 (CITY) (STATE) (ZIP)	Paramus, New Jersey 07652 (CITY) (STATE) (ZIP)	

FOR AND 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, Matt Stoddard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George F. Tucker and wife, Leigh B. O'Toole

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 701, Final Plat, Calumet - Phase Seven, of record in Book 9700, Page 628, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 10848, Page 873; By-Laws in Book 11356, Page 224; and Charter in Book 11356, Page 218, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Matt Stoddard by deed from Tereon R. Lee and James N. Lee, Jr. of record in Instr: #20021220-0157589, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to notes on plat of record in Book 9700, Page 628, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility and drainage easement and minimum building setback lines of record in Book 9700, Page 628, said Register's Office.

Subject to a Storm Water Detention Agreement of record in Book 10835, Page 421, said Register's Office.

unimproved ( )
This is improved (X) property, known as 108 Shoemaker Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 17th day of March, 2005

Matt A Stoddard

Matt Stoddard

Matt Stoddard

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ _____.

My commission expires _____ _____
Notary Public

STATE OF SOUTH CAROLINA)
COUNTY OF Berkeley)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Matt Stoddard the bargainor(s), with whom I am personally acquainted (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 Summerville, South Carolina, this the 17th day of March, 2005.

Susan L. Cook
NOTARY PUBLIC

My Commission Expires: 5-15-2012

NOTARY PUBLIC SOUTH CAROLINA