WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/05 08:51 2 pg
Fees:13.00 Taxes:451.40

20050328-0032394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Marilyn Nan Groll
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 2005

WILLIAMSON COUNTY NOTARY PUBLIC CARGILE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 1602 W. Northfield Blvd., Suite 500, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn ~~Marilyn~~ Nan Groll	New Century Mortgage Corporation ISAOA	176-02-0-023.00
(NAME)	(NAME)	
5016 Trailwater Drive	PO BOX 11052	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Orange, CA 92856-8152	
(CITY) (STATE) (ZIP)	(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, **Clement Brian Burgess and Sonia Maree Burgess**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marilyn MNG **~~Marilyn~~ Nan Groll**, 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. 193 on the Plan of Peppertree Forest, Section 15, of record in Book 7900, page 574, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Clement Brian Burgess and wife, Sonia Maree Burgess by Deed from Christopher E. Moore and wife, Marcia T. Moore, of record in Book 9738, page 51, dated July 19th, 1995, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2005, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by ~~Grantors~~ Grantees MNG; all matters appearing on the Plan of record in Plat Book 7900, page 574; restrictions of record in Book 9420, page 833; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5016 Trailwater 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 our hands this 3rd day of March, 2005.

Clement Brian Burgess

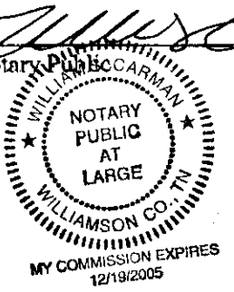
Sonia Maree Burgess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Clement Brian Burgess and Sonia Maree Burgess, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of March, 2005.

Notary Public



My Commission Expires:

12-19-2005