Box 614
Record 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/08/05 15:58 2 pgs
Fees:13.00 Taxes:412.55

20050408-0039162

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$111,500.00**

Affiant

Subscribed and sworn to before me this 29th day of March, 2005

Notary Public
My Commission expires: 11/25/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason Tant	America's Wholesale Lender	161-11-0-D-059.00CO
440 English Ivy Drive	750 Old Hickory Boulevard, Suite 180	
Nashville, TN 37211	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cameron Ann Murphy**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason Tant**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. L-59 on the plan of Villages of Brentwood, Phase VII, of record in Book 6900, page 777, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cameron Ann Murphy, by deed from Laura D. Scruggs an unmarried widow, on April 30, 1996, of record in Book 10034, page 880, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 777, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7231, page 789; and Book 7472, page 108; and Book 7679, page 109, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6158, page 352; and Book 7599, page 914; and Book 7925, page 41; and Book 7936, page 332; and Book 8152, page 927; and Book 8163, page 593, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 7663, page 928, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7231, page 809, Register's Office for Davidson County, Tennessee.

This is improved property known as: **440 English Ivy Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 29, 2005.

Cameron A. Murphy
Cameron A. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cameron Ann Murphy** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 29, 2005

My commission expires 11/25/06

ALAN B. MALONEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public