Davidson County DEEDWARR
Recvd: 04/21/05 15:39 2 pgs
Fees:13.00 Taxes:358.90

20050421-0044728

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43769

WARRANTY DEED

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

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

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2005

_____
Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather C. Ham	America's Wholesale Lender	76-5-125
665 Hidden Hills Drive	7105 Corporate Drive PTX-A-195	
Hermitage, TN, 37076	Plano, TX 75024	

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, I/WE,

Kathleen Ann Bryan Thompson, married and Vernice M. Bryan, married

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

Heather C. Ham, a single woman

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:

LAND in Davidson County, Tennessee, being Lot No. 131 on the Plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds.

BEING the same property conveyed to Kathleen Ann Bryan and Vernice M. Bryan by Warranty Deed from Lessley Kent Olson and wife, Sherrye Lee Olson, of record in Book 6290, Page 261, Register's Office for Davidson County, Tennessee. The said Kathleen Ann Bryan is now known as Kathleen Ann Bryan Thompson.

This property is not the residence of either grantor nor has it ever been the residence of any spouse of either grantor.

Unimproved ( )
This is improved (X) property known as 665 Hidden Hills Drive, Hermitage, TN 37076

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/our hand(s) this 15th day of April, 2005

Kathleen Ann Bryan Thompson
Kathleen Ann Bryan Thompson by
Vernice M. Bryan Attorney in Fact Vernice M. Bryan

Vernice M. Bryan
Vernice M. Bryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Vernice M. Bryan, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 2005

Notary Public

My Commission Expires: 3/25/06



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 15th day of April, 2005, personally appeared Vernice M. Bryan to me known to be the person who executed the foregoing instrument on behalf of Kathleen Ann Bryan Thompson as Attorney in Fact, and acknowledged that Vernice M. Bryan executed the same as the free act and deed of the said Kathleen Ann Bryan Thompson.

Witness my hand and official seal this 15th day of April, 2005.

Notary Public

My Commission Expires: 3/25/08

