WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/05 15:20 2 pg
Fees:13.00 Taxes:536.50

20050523-0058069

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 2005

Notary Public

MY COMMISSION EXPIRES: March 25, 2006
My Commission Expires MAR. 25, 2006

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ray Ward (NAME)	Litton Loan Servicing LP (NAME)	MAP 51-15C
1500 Beaus Way (ADDRESS)	P. O. Box 4387 (ADDRESS)	PARCEL 26
Madison, TN 37115 (CITY) (STATE) (ZIP)	Houston, TX 77210-4387 (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, Mallard Partners LLC

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

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. 26 on the Final Plat for Section 2, Walton Oaks Subdivision, of record as Instrument No. 20030904-0128576, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Mallard Partners, Inc. by Quitclaim Deed, dated September 25, 2003, recorded September 26, 2003, from William H. Dorris and Robert B. Huffine of record at Instrument No. 20030926-0142809, and re-recorded at Instrument No. 20031013-0151205, recorded October 13, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2005 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO RESTRICTIONS OF RECORD AS INSTRUEMNT NO. 20010927-0104591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO THE FINAL PLAT FOR SECTION 2, WALTON OAKS SUBDIVISION OF RECORD AS INSTRUMENT NO. 20030904-0128576, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO SANITARY SEWER AND/OR STORM DRAINAGE EASEMENT TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 4139, PAGE 48, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 1500 Beaus Way, Madison, TN 37115
(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 hand s this 19th day of May, 2005

Mallard Partners LLC
By:
William H. Dorris, Member

By:
Robert B. Huffine, Member

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared William H. Dorris and Robert B. Huffine with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be ~~the~~ Members and ~~Member~~ ~~respectively~~ of the Mallard Partners LLC ** the within named bargainor, ~~and a corporation~~ and that they as such Members and ~~Member~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ LLC by the said William H. Dorris as such Member, and attesting the same by the said Robert B. Huffine as such Member.

Witness my hand and official seal at office at Madison, TN on this the 19th day of May, 2005.

** a limited liability company

My commission expires March 25, 2006

_____
Notary Public

DEANIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006