Davidson County DEEDWARR
Recvd: 06/03/05 08:52 2 pgs
Fees:13.00 Taxes:465.20

20050603-0063054

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-NPL-05-5400

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angie Lynette Wilson	Fremont Investment & Loan	
5800 Foxview Drive	(NAME) 4343 Anchor Plaza Pkwy., Ste. 150	
(ADDRESS) Antioch, Tennessee 37211	(ADDRESS) Tampa, FL 33634	172-08A 54.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we B. PARRISH, TRUSTEE OF THE SACKETT FAMILY LAND TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANGIE LYNETTE WILSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 54, HUNTER'S BRANCH SECTION 2-A, A RESUBDIVISION OF LOTS 53, 54, 55 AND A COMMON AREA, Planned Unit Development, as shown on plat of record in Plat Book 6900, Page 165 (Plat in Book 6250, Page 819 was voided), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to B. Parrish, as Trustee of the Sackett Family Land Trust by Warranty Deed from Patricia Ann Sackett, recorded the 30th day of January, 2004 in Instrument No. 20040130-0011703, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6900, page 165; Book 6601, page 7; Book 6632, page 429; Book 6632, page 424; Book 8923, page 318; Book 7893, page 324; Book 7893, page 407 and Book 6612, page 885, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5800 Foxview Drive, Antioch, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26th day of May, 2005.

B. Parrish, Trustee of the Sackett Family Land Trust

BY: B Parrish, Trustee, by Ted Rich Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me John Gleaves of the state and county mentioned, personally appeared Ted Ciuba, within whom I am personally aquainted with (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of B. Parrish, Trustee of the Sackett Family Land Trust who is Power of Attorney for the Trustee and executed the instrument on behalf of the Sackett Family Land Trust the within named bargainor a Trust, and that such Power of Attorney for the Trustee executed the foregoing instrument on behalf of B. Parrish, Trustee for the purpose therein contained by signing by power of attorney the name of the entity as Sackett Family Land Trust.

Witness my hand and official seal at
Nashville, Tennessee
on this the 26 day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903