Davidson County DEEDWARR
Recvd: 06/07/05 14:53 2 pg
Fees:13.00 Taxes:301.55

20050607-0065114

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43924

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2005

Notary Public

MY COMMISSION EXPIRES 3/25/06

NOTARY PUBLIC LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

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
Byron T. Arehart	America's Wholesale Lender	61-23.01
525 Ben Allen Road	7105 Corporate Drive PTX-A-195	
Nashville, TN, 37215	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,

Linda S. Corwin and husband, Daryl D. Corwin

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

Byron T. Arehart, a single man

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 described according to a survey made by Stephen A. Draper, dated May 24, 1962.

Beginning in the easterly margin of Ben Allen Rd., 1078 feet from the corner of Lot No. 246 Maplewood Heights Subdivision, as of record in Book 547, page 103, Register's Office for said County, running thence northerly with said margin 41 feet, thence north 63 degree, 55' east, 404 feet to Nickens line, thence south 23 deg. east 70 feet; thence south 67 deg. 25' west, 403 feet to the beginning.

Being the same property conveyed to Linda S. Corwin by Quitclaim Deed from Daryl D. Corwin of record in Instrument No.: 20031105-0162276; and by Warranty Deed from Marjorie Joy Ralph, Jeri Suzanne Williams Bradley and Laura Lee Williams of record in Instrument No.: 20000911-0089621, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 525 Ben Allen Road, Nashville, TN 37215

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 31st day of May, 2005

Linda S. Corwin by Jeri S. Bradley Attorney in Fact

Daryl D. Corwin by Jeri S. Bradley Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of May, 2005, personally appeared Jeri S. Bradley to me known to be the person who executed the foregoing instrument on behalf of Linda S. Corwin and Daryl D. Corwin as Attorney in Fact, and acknowledged that Jeri S. Bradley executed the same as the free act and deed of the said Linda S. Corwin and Daryl D. Corwin.

Witness my hand and official seal this 31st day of May, 2005.

Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006