Davidson County DEEDWARR
Recvd: 06/29/05 10:50 2 pgs
Fees:13.00 Taxes:908.72

20050629-0074752

WARRANTY DEED

G-KW-05-1481

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,600.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

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

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 NUMBER
Klayton Weybright	Mortgage Now, Inc.	
1481 Timber Ridge Circle (ADDRESS)	750 W. Resources Drive, Ste 300 (NAME)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Brooklyn Heights, OH 44131 (ADDRESS) (CITY) (STATE) (ZIP)	172-04A 45.00 CO

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 DAVID A. WILLIAMS AND LINDA M. WILLIAMS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KLAYTON WEYBRIGHT AND WIFE, NOELLE WEYBRIGHT, 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:

BEING LOT NO. 45 ON THE PLAN OF PHASE TWO, HIGHLANDS OF BRENTWOOD (FORMERLY BRENTWOOD HIGHLANDS), OF RECORD IN INSTRUMENT NO. 200002090013331, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID A. WILLIAMS AND LINDA M. WILLIAMS, HUSBAND AND WIFE BY WARRANTY DEED FROM FOX RIDGE HOMES, INC., RECORDED ON THE 10TH DAY OF JANUARY, 2001 IN INSTRUMENT NO. 200101100003299, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Inst. No. 20000209-0013331; Book 11356, Page 815; Book 11629, Page 906; Book 11595, Page 872; Book 7461, Page 805; Book 11189, Page 612, Book 11608, Page 467; said register's office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1481 Timber Ridge Circle, Nashville, 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 15th day of June, 2005.

David A. Williams

Linda M. Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David A. Williams and Linda M. Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903