Davidson County DEEDWARR
Recvd: 07/14/05 12:31 2 pg
Fees:13.00 Taxes:496.73
20050714-0081787

First Volunteer Title of Tennessee, Inc. 1411 West Main St., Suite C Lebanon, TN 37087

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Tonya Merget
3441 Parkwood Court
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
First Magnus Financial Corporation
7000 North Mopac, Suite 330
Austin, TX 78731

MAP: 86-14B
GROUP
PARCEL: 119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jo A. Childs, a single person, and Melanie M. Byers, married,** has this day bargained and sold, and does hereby transfer and convey unto **Tonya Merget, a single person,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 69, on the Plan of Fleetwood, Phase Two, as shown on plat of record in Plat Book 6900, page 738 and 739, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jo A. Childs and Melanie M. Byers by Deed of record in Book 11466, Page 305, recorded 05/06/1999, Register's Office for Davidson County, Tennessee.

This property is not the principle residence of Melanie M. Byers, therefor her spouse do not have to join in conveyance.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

WE COVENANT with the Grantee herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2005 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 6900, Page 738-739, restrictions of record in Book 7170, Page 987, amended in Book 7628, page 6 and Book 7940, page

565, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 11th day of July, 2005.

Jo A. Childs
Jo A. Childs

Melanie M. Byers
Melanie M. Byers

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jo A. Childs and Melanie M. Byers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11th day of July, 2005.

NOTARY PUBLIC

JAMES H. BOYD, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 7/1/09

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $134,250.00.

Tonya Merget
AFFIANT

Subscribed and sworn to before me this the 11th day of July, 2005.

NOTARY PUBLIC

JAMES H. BOYD, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 7/1/09