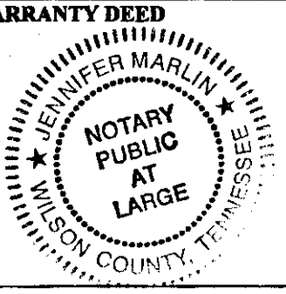
File No. 250701140

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 6.4.06

Davidson County DEEDWARR
Recvd: 08/02/05 11:49 2 pgs
Fees:13.00 Taxes:340.03

20050802-0090256

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shay A. Ryan	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	Map 096-10-0284.00
(NAME)	(NAME)	
3105 Cloverwood Drive	1555 W. Walnut Hill Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Irving, Texas 75038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LySandra R. Bailey and husband, Ronald Bailey, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shay A. Ryan, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 634, Section No. VIII, Cloverhill, as shown by plat of record in Plat Book 2331, Page 10; Book 2331, Page 11, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Samuel Argus Lummus, Jr and wife, Betty Joe Lummus by deed from Dan Zeitlin and Harry Zeitlin, Dated 10/4/1955 and Filed on 10/5/1955 of record in Deed Book 2452, page 631, and further conveyed to LySandra R. Bailey by deed from Betty Joe Lummus, an unmarried person, Dated 10/19/2004 and Filed on 11/9/2004 of record in Instrument # 20041109-0134853, Register's Office for said County.

Ronald Bailey joins in this conveyance to convey any and all rights he may have in this property.

Restrictive Covenants of record in Deed Book 2145, Page 262 and 2334/307, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ■ property, known as 3105 Cloverwood Drive, Nashville, TN 37214
(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), HER 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), HER 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 28th day of July, 2005.

LySandra R. Bailey

Ronald Bailey

STATE OF LOUISIANA

COUNTY OF ~~PARISH~~ EAST BATON ROUGE PARISH

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LySandra R. Bailey and husband, Ronald Bailey, 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.

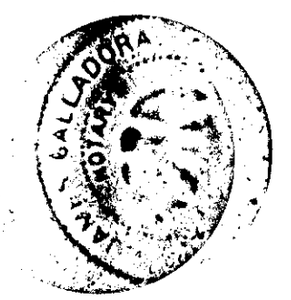
Witness my hand and official seal at BATON ROUGE LOUISIANA this 7/28/2005.

My Commission Expires:

Notary Public

NOTARY PUBLIC
MY COMMISSION IS FOR LIFE

James Galladora
Notary # 312



File Number: 250701140

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122