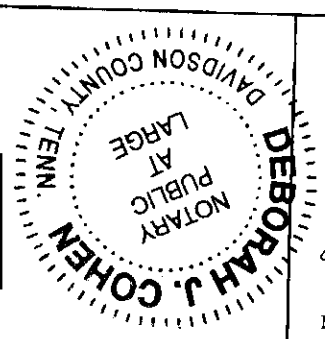
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Davidson County DEEDWARR
Recvd: 08/08/05 09:32 2 pgs
Fees:13.00 Taxes:649.35
20050808-0092976



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Kelly B Lyles
Affiant

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

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 6-22-2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH M. PONDER, ET AL	Fieldstone Mortgage Company	**108-12-0-B-111.00 CO**
(NAME) **5013 TULIP GROVE LANE**	(NAME) 1100 Broken Land Parkway	
(ADDRESS) **HERMITAGE, TN 37076**	(ADDRESS) Columbia, MD 21044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **WE, ROBERT E. LYLES AND WIFE, KELLY B. LYLES** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH M. PONDER AND ASHLEY K. CROOK, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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: JMP/akc

Land in Davidson County, Tennessee, being Lot No. 9, Final Plat, Phase 1-A, Section 4, Harborview, of record in Plat Book 7900, page 386, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert E. Lyles and wife, Kelly B. Lyles by deed from Johnny H. Haines, unmarried, of record in Book 10551, page 627, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 7900, page 386, Declaration of covenants, conditions and restrictions of record in 7471, page 26, and amended in Book 7646, page 142, Book 8263, page 534, Book 8271, page 863 and Book 8297, page 380, By-Laws of record in Book 7471, page 62 and amended in Book 8263, page 540, all submitted by Book 8634, page 19; Charter of record in Book 7522, page 339, amended in Book 8263, page 554; Deed conveying common area of record in Book 8297, page 376, and Book 9108, page 73, 15 foot public utility and drainage easement along Summer Lake Drive and a temporary turn-around, Storm Water Detention Agreement of record in Book 7390, page 270, any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

this is improved property known as 1809 Summerlake Dr Nashville, TN 37214

07/28/2005 15:14 6152974315 COHEN AND COHEN ATTS PAGE 02

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 assigns forever; and we do covenant with the said GRANTEE 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 our hands this 28th day of July, 2005.

ROBERT E. LYLES

KELLY B. LYLES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert E. Lyles and wife, Kelly B. Lyles**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of July, 2005.

My commission expires: **September 22, 2007**

DEBORAH NOTARY PUBLIC AT LARGE DAVIDSON CNTY, TENN.

Notary Public