FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44080

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/05 16:04 2 pgs
Fees:13.00 Taxes:360.75

20050809-0094467

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 4th day of August, 2005

Notary Public

MY COMMISSION EXPIRES:

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
Tony Langton	American Mortgage Network, Inc.	75-13-144
316 Bonnaridge Drive	11625 Rainwater Drive, Bldg. 500, Ste. 650	
Hermitage, TN, 37076	Alpharetta, GA 30004	

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,

Maebelle N. Denney, an unmarried widow

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

Tony Langton, married

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, being Lot No. 36 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, page 49, Register's Office for said County.

Said Lot No. 36 fronts 80.0 feet on the southwest margin of Bonnaridge Drive and extends back 159.0 feet on the southeast line and 149.2 feet on the northwest line, to a dead line, measuring 90.7 feet thereon.

Being the same property conveyed to Edwin R. Denney and wife, Maebelle N. Denney, by Warranty Deed dated June 2, 1960 from A. H. Johnson and wife, Malvin Johnson, of record in Book 3096, Page 381, Register's Office for Davidson County, Tennessee. The said Edwin R. Denney having since died.

Unimproved ( )
This is improved (X) property known as 316 Bonnaridge Drive, Hermitage, TN 37076

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 4th day of August, 2005

X Maebelle N. Denney
Maebelle N. Denney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Maebelle N. Denney, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August, 2005.

Notary Public

My Commission Expires: 5/25/06

