FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44051

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/05 07:51 2 pgs
Fees:13.00 Taxes:377.40

20050810-0094496

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$102,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/25/06

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
William E. Collier	Option One Mortgage Corp.	24-26
118 Overlook Court	1600 Parkwood Circle, Suite 615	
Winchester, TN 37398	Atlanta, GA 30339-2119	

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,

Jeremy J. Cordova and wife, Joanna Cordova

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

William E. Collier, unmarried

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 the 10th, formerly 22nd Civil District of Davidson County, Tennessee, being part of a tract of 61.4 acres, more or less, and described as follows:

Beginning at the northeast corner on a stake in the south right of way line Shaw Road, thence S. 85 degrees W. with pike 85 feet to corner of Lot No. 2; thence S. 9 degrees East with Lot No. 2 188 feet to a stake; thence N. 85 degrees E 85 feet to a stake; thence N 9 degrees W 188 feet to the beginning.

Being the same property conveyed to Jeremy J. Cordova and Wife, Joanna Cordova, by Warranty Deed from Paul F. Forster and Twila J. Forster, Husband and Wife, of record in Instrument No.: 200006220062018, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2033 Shaw Road, Goodlettsville, TN 37072

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

Jeremy J Cordova by Kim Blanton A.I.F.
Jeremy J. Cordova by Kim Blanton, Attorney in Fact

Joanna Cordova by Kim Blanton A.I.F.
Joanna Cordova by Kim Blanton, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON_

On this the 4th day of August, 2005, personally appeared Kim Blanton to me known to be the person who executed the foregoing instrument on behalf of Jeremy Cordova and Joanna Cordova as Attorney in Fact, and acknowledged that Kim Blanton executed the same as the free act and deed of the said Jeremy Cordova and Joanna Cordova.

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

Notary Public

My Commission Expires: 3/25/06

