WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/05 14:53 2 pgs
Fees:13.00 Taxes:296.00

20050822-0099926

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY of August, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES 05/30/2007

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy OConnor	AMERICAN MORTGAGE NETWORK	73.05-0-102.00
(NAME)	(NAME)	
2327 Shadow Lane	10421 WATERRIDGE CIRCLE SUITE 110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	SAN DIEGO CA 92121	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Tacharra Y Woodard (f/k/a Tacharra Y. Laury) and Byron Woodard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy OConnor, 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. 14 on the Plan of Riverwood Heights Subdivision of record in Plat Book 1835, page 42, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tacharra Y. Laury (n/k/a Tacharra Y. Woodard), unmarried, by Deed from Amanda L. Kendall, recorded February 4, 1999, in Book 11327, page 138, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 2327 Shadow Lane, Nashville, TN 37216
(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 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.

Byron Woodard joins in this conveyance for the purpose of conveying any and all interest he may have in said property.

Witness my hand this 10th day of August, 2005.

Tacharra Y. Woodard (f/k/a Tacharra Y. Laury)

Byron Woodard

STATE OF ~~TENNESSEE~~ Texas)

COUNTY OF HARRIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tacharra Y. Woodard (f/k/a Tacharra Y. Laury) and Byron Woodard, the bargainor(s), 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 Brentwood, Tennessee, this 10th day of August, 2005.

BETTY HUNT
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 10-16-2007

Betty Hunt
NOTARY PUBLIC

My Commission Expires: 10-16-07

TN