Realty Title 15
Box 48A

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
204 Rivergate Parkway
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $122,500.00.

Affiant

Subscribed and sworn before me this the day of 26 August 2005.

Notary Public
My commission expires:

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jay T. Lance 808 Clarke Street Old Hickory, TN 37138	Countywide Home Loans P. O. Box 10423 Van Nuys, CA 91410-0423	44-15-203

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dottie D. Saferight fka Dottie D. O'Guin, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jay T. Lance and wife Kimberly C. Lance, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 105 on the Plan of Village of Old Hickory, Section A, of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward L. O'Guinn etux, Dottie D. O'Guin by deed dated 2/21/78 from Sandra Gaines Crowell etvir, Kenneth Wayne Crowell of record in Book 5255, page 336, Register's Office for Davidson County, Tennessee. The said Edward L. O'Guin having died July 14, 2002, property vested in Dottie D. O'Guin (now Dottie Saferight) by virtue of tenants by the entirety. Joseph Paul Saferight, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his martial interest, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 808 Clarke Street, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the day of 26 August 2005.

Dottie D. O'Guin Saferight

Dottie D. O'Guin Saferight

Joseph Paul Saferight

Joseph Paul Saferight

Davidson County DEEDWARR
Recvd: 08/31/05 10:43 2 pgs
Fees:13.00 Taxes:453.25

20050831-0104153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dottie Saferight fka Dottie D. O'Guin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this day of 26 August 2005.

My commission expires: 11-25-07

Darlene Short
Notary Public

