Davidson County DEEDWARR
Recvd: 10/03/05 15:36 2 pgs
Fees:13.00 Taxes:407.00

20051003-0118749

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44168

WARRANTY DEED

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.
MY COMMISSION EXPIRES: MARCH 27, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THE TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of September, 2005

Janel L. McAlister
Notary Public

MY COMMISSION EXPIRES: 3-27-07

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
Bradley W. Allman	Nexstar Financial Corporation	162-5-73
203 Glen View Cove	10750 McDermott Freeway	
Franklin, TN 37064	San Antonio, TX 78288	

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,

Holly Bryan, unmarried

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

Bradley W. Allman, 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 Davidson County, Tennessee, being Lot No. 172 on the Plan of Hickory Valley, Section I, as of record in Book 4175, Page 75, Register's Office for said County.

Said Lot No. 172 fronts 117.00 feet on the westerly side of Townes Ct. and runs back 167.50 feet on the southerly line and 136.85 feet on the northerly line to a line in the rear which measures 41.93 feet thereon.

Being the same property conveyed to Holly Bryan by Quitclaim Deed from Dale McGregor Bryan of record in Instrument No.: 20030602-0074363; and being the same property conveyed to Dale McGregor Bryan, unmarried, by Warranty Deed from Rudy Thacker and wife, Sarah Thacker, of record in Book 5517, Page 223, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 5309 Townes Court, Nashville, TN 37211

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 26th day of September, 2005

X Holly Bryan by Vernice Bryan atty in fact

Holly Bryan by Vernice Bryan
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of September, 2005, personally appeared Vernice Bryan to me known to be the person who executed the foregoing instrument on behalf of Holly Bryan as Attorney in Fact, and acknowledged that Vernice Bryan executed the same as the free act and deed of the said Holly Bryan.

Witness my hand and official seal this 26th day of September, 2005.

Notary Public

My Commission Expires: 3/25/06

