Davidson County DEEDWARR
Recvd: 10/05/05 13:07 2 pgs
Fees:13.00 Taxes:562.40
20051005-0120055

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $152,000.00

Affiant

Subscribed and sworn to before me, this 20th day of September, 2005.

Notary Public
My commission expires: 02/24/08

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE TENN.

06-0509-71964

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Bertha Blanco	Option One Mortgage	149-02-0-080
2577 Oak Forest Drive	1600 Parkwood Circle, Suite 615	
Antioch TN 37013	Atlanta, GA 30339	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary Jess Ryan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bertha Blanco and Juan Blanco, hereinafter called the Grantees, their successors 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. 61, on the Plan of Oakwood, Phase II, Section I, of record in Book 7900, Page 126, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Jess Ryan, an unmarried person by deed from Thomas Michael Keeton and wife, Karla Jane Keeton, dated September 30, 1996, of record in Book 10212, Page 851, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2577 Oak Forest Drive, Antioch, TN 37013

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 29th day of September, 2005.

Mary Jess Ryan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Jess Ryan and , 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 in Mt. Juliet, TN, this 29th day of September, 2005.

Kathleen A. Tomlinson
State of Tennessee at Large

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission expires 02/24/08