1968

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075
Return to:
Advantage Title
109 Kimmer Ave
Nashville Tn 37205

Davidson County DEEDWARR
Recvd: 10/12/05 15:47 2 pgs
Fees:13.00 Taxes:681.91
20051012-0123211

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
SAMUEL C. BRYANT	~~SAME~~ Mortgage Resources Inc	025-12-0-046.00
710 CERRO VISTA DRIVE	404 BNA Drive #400	
GOODLETTSVILLE, TENNESSEE 37072	Nashville Tn 37217	

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, Nelda Marie Beckner, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Samuel C. Bryant, _____, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:
BEING Lot No. 43 of Clark Place Subdivision, Section IV as of record in Plat Book 2331 Page 74, Register's Office for Davidson County, Tennessee.
SAID Lot No. 43 fronts 167 feet on the easterly side of Cerro Vista Drive and runs back between lines 271 feet on the northerly line and 157.8 feet on the southerly lien to a broken line in the rear upon which it measures 238.2 feet thereon.

Being the same property conveyed to Nelda Marie Beckner from E Hudson Drake and wife, Nelle P Drake by deed dated 07/28/72 of record in Book 4624 Page 448, said Register's Office.

This is improved property known as: 710 Cerro Vista Drive, Goodlettsville, Tennessee 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 30th day of September, 2005.

Nelda Marie Beckner (POA) Charles D Saunders
NELDA MARIE BECKNER
BY: CHARLES DANIEL SAUNDERS

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles D. Saunders with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument on behalf of Nelda Marie Beckner as his/her Attorney in Fact, as the free act and deed of the within named Nelda Marie Beckner.

Witness my hand and seal, this 30TH day of SEPTEMBER, 2005.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

My Commission Expires: 03/06/06

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $184,300.00.

Sandra Kirby
Affiant

Subscribed and sworn to before me this 30TH day of SEPTEMBER, 2005.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

My Commission Expires: 03/06/06