RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/21/05 15:34 3 pgs
Fees:18.00 Taxes:761.65
20051021-0127550

KAREN RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October 2005

Notary Public

MY COMMISSION EXPIRES: 5/26/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sebastian Wiers (NAME)	American Mortgage Network, Inc. (NAME)	MAP 030-00
5057 Seymour Hollow Road (ADDRESS)	10421 Wateridge Circle, Ste 250 (ADDRESS)	PARCEL 244.00
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	San Diego, CA 92121 (CITY) (STATE) (ZIP)	& PARCEL 157

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, Christopher Bryant and wife, Sandra Bryant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sebastian Wiers and Eva Marie, Both Unmarried, as joint tenants with right of survivorship

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:

Tract #5:
Being a tract of land described as Tract No. 5 in the 14th Civil District of Davidson County, Tennessee, as shown on an unrecorded survey made by Marshall Ragan, Surveyor, dated July 6, 1977.

Said Tract No. 5 fronts 503.50 feet on the north side of Seymour Hollow Road and is more particularly described as follows: BEGINNING at an iron pin in the north margin of Seymour Hollow Road, being the common corners of Tract No. 4 and Tract No. 5 as described in said foregoing survey; thence north 13 degrees 25 minutes 52 seconds west 1,306.08 feet to a point in the common boundary line of the John R. Setters property and the Vera Frances Webb property; thence south 83 degrees 29 minutes 59 seconds east 245 feet to a point; thence south 13 degrees 57 minutes 20 seconds east 1,060.70 feet to a point; thence north 86 degrees 51 minutes 03 seconds west 300 feet to a point; thence south 2 degrees 29 minutes 42 seconds east 175 feet to a point in the north margin of Seymour Hollow Road; thence westerly along the margin of Seymour Hollow Road 503.50 feet to the point of beginning.

Tract #6:
Land in Davidson County, Tennessee, being Tract No. 6 of Vera Frances Webb

CONTINUED

unimproved ( )
This is improved (X) property, known as 5057 Seymour Hollow Road, Whites Creek, TN 37189
(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.

Witness our hand s this 11th day of October, 2005

Christopher Bryant

Sandra Bryant

LEGAL DESCRIPTION CONTINUATION

Property, not of record, as described according to a survey by Regan-Smith and Associates, Inc., dated July 1977, as follows:

Beginning at an iron pin on Seymour Hollow Road, thence South 87 deg. 30 min. West 10 feet to a point; thence, North 2 deg. 29 min 42 sec. West 175 feet to a point; thence, North 86 deg. 51 min. 03 sec. West 300 feet to a point; thence, North 13 deg. 57 min. West 1060.70 feet; thence, South 83 deg. 29 min. 59 sec. East 279.46 feet to a point; thence, South 13 deg. 57 min 20 sec. East 704.4 feet to a point; thence, South 21 deg. 25 min. 13 sec. East 228.14 feet to a point; thence, South 48 deg. 26 min. 03 sec. East 96.45 feet to a point; thence, South 48 deg. 26 min. 47 sec. East 332.0 feet to a point in Seymour Hollow Road; thence, South 81 deg. 36 min. 28 sec. West 17.38 feet to an iron pin; thence, North 14 deg. 30 min. 57 sec. West 109.05 feet to an iron pin being point of beginning, and containing 6.86 acres, more or less.

Being the same property conveyed to Christopher Bryant and wife, Sandra Bryant by deeds of record in Book 10196, Page 846 and by Instrument No. 20021009-0123658 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Bryant and wife, Sandra Bryant

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 Goodlettsville, Tennessee, this 11th day of October 2005.

Commission expires 9/22/07

Notary Public

DANIELLE WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public