03

Realty Title
48-A

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Carol Clawson
Affiant

Subscribed and sworn to before me, this 20th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-ER-05-0800

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristine L. Vanderwyden	First Horizon Home Loans	
800 Tintern Abbot Court (ADDRESS)	P.O. Box 146 (NAME)	161.10-0B-182.00 CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN A. TUMLIN AND JAMI R. TUMLIN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto Kristine L. Vanderwyden, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 28 on the Final Plat of Villages of Brentwood, Phase Eleven of record in Book 9700, page 949,*Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

*revised in Instrument No. 20031219-081287,

Being the same property conveyed to Brian A. Tumlin and Jami R. Tumlin, husband and wife, by deed from Fox Ridge Homes, Inc., dated June 28, 2000 and filed of record as Inst. No. 20000707-0067467, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 800 Tintern Abbot Court, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 20th day of October, 2005.

Brian A. Tumlin

Jami R. Tumlin

Davidson County DEEDWARR
Recvd: 10/27/05 09:47 2 pgs
Fees:13.00 Taxes:651.20

20051027-0129769

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Brian A. Tumlin and Jami R. Tumlin, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of October, 2005.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

~~RETURN TO:~~

~~1896 General George Patton Drive~~
~~Franklin, TN 37067~~

~~615-599-9959~~