Davidson County DEEDWARR
Recvd: 12/05/05 15:33 2 pgs
Fees:13.00 Taxes:444.00
20051205-0146169

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44313

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Kate Swan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2005

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

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
Kate Swan	Mortgage Lenders Network USA, Inc.	73-5-102
2327 Shadow Lane	213 Court Street	
Nashville, TN, 37216	Middletown, CT 06457	

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,

Billy Oconnor, unmarried

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

Kate Swan, 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. 14 on the Plan of Riverwood Heights Subdivision of record in Plat Book 1835, page 42, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Billy O'Connor by Warranty Deed from Tacharra Y. Woodard (f/k/a Tacharra Y. Laury) and Byron Woodard of record in Instrument No.: 20050822-0099926, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2327 Shadow Lane, Nashville, TN 37216

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 22nd day of November, 2005

Billy O'Connor by Lisa Hale Attorney in Fact
Billy OConnor by Lisa Hale Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of November, 2005, personally appeared Lisa Hale to me known to be the person who executed the foregoing instrument on behalf of Billy OConnor as Attorney in Fact, and acknowledged that Lisa Hale executed the same as the free act and deed of the said Billy OConnor.

Witness my hand and official seal this 22nd day of November, 2005.

Notary Public

My Commission Expires: 7/29/2006

