WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ ~~112,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF November 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEANEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires JULY 22, 2009

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margret Leah Kloepfel (NAME)	Option One Mortgage (NAME)	082-03-293.00
1020 Pennock Avenue (ADDRESS)	1600 Parkwood Circle, Ste. 615 (ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	

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, Successful Survivors

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

PROPERTY LOCATED AT: 1020 Pennock Ave, DAVIDSON COUNTY, Nashville, TN 37207
AND:

Land in Davidson County, Tennessee being Lot No. 11 of the George W. Stainback's Addition as of record in Plan Book No 161, page 141, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Successful Survivors by deed dated 2-15-05, from Jeffrey L. Hale and wife, Mary Lou Hale, filed for record on 4-28-05, in INS NO 200504280047155, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey L. Hale and wife, Mary Lou Hale by deed from Williams & Williams, a Partnership, executed 6/24/92 and filed for record on 6/30/92 in Book 8664, page 485, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 12/06/05 08:25 2 pgs
Fees:13.00 Taxes:416.25

20051206-0146314

unimproved ( )
This is improved (X) property, known as 1020 Pennock Avenue, Nashville, Tennessee 37207
(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 my hand this 21st day of November 2005

Successful Survivors
By:
N. Curtis Bryant, Executive Director

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared N. Curtis Bryant and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executive Director and _____ respectively of the Successful Survivors the within named bargainor, and corporation, and that he as such Executive Director 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 N. Curtis Bryant as such Executive Director, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Old Hickory, TN on this the 21st day of November, 2005.

My commission expires _____

Jeanean West
Notary Public

JEANEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires JULY 22, 2009