Record 161

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/05 13:25 2 pgs
Fees:13.00 Taxes:425.50
20051213-0149664

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$115,000.00.

Freya C. Larson
Affiant

Subscribed and sworn to before me this 28 day of December 20 05

Notary Public
My Commission expires: 10/6/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Freya C. Larson	America's Wholesale Lender	133-08-0-021.00
3389 Mimosa Drive	750 Old Hickory Boulevard, Suite 180	
Nashville, TN 37211	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kathy Twyman, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Freya C. Larson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 101 on the plan of Glencoe Acres, Section I, of record in Book 1835, pages 137 and 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael E. O'Brien and wife, Kathy T. O'Brien, by deed from Evelyn Cox and Howard A. Hawkins, on November 10, 1982, of record in Book 5963, page 168, Register's Office for Davidson County, Tennessee. And further conveyed to Kathy T O'Brien pursuant to final decree of divorce by Quitclaim Deed from Michael E. O'Brien on July 16, 1996 of record in Book 10133, page 926, said Register's Office. And further conveyed to Kathy Twyman, unmarried by Quitclaim Deed from Kathy T. O'Brien on September 22, 2003 of record in Instrument Number 20031009-0150112, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2006 in the estimated amount of $1,452.73 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 133-08-0-021.00.
- Subject to all matters as shown on the Plan of record in Book 1835, page 137 and 138, Register's Office Davidson County, Tennessee.
- Metro Variance Order of record in Instrument Number 20020801-0092486, Register's Office Davidson County, Tennessee.
- Restrictive Covenant for Variance of record in Instrument Number 20030811-0114116, Register's Office Davidson County, Tennessee.

This is improved property known as: **3389 Mimosa Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this November 28, 2005.

Kathy Twyman

Kathy Twyman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kathy Twyman, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 28, 2005

My commission expires 11-14-09

Daphne M. Davis

Notary Public

