Davidson County DEEDWARR
Recvd: 07/19/06 13:53 2 pgs
Fees:13.00 Taxes:621.60

20060719-0087148

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 14th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela Winters **122 Trellis Way** **Goodlettsville, TN 37072**	New Owner	**Map 33.3 Group B** **Parcel 18.00**

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, WE,

Angela Sawyers , A Single Woman

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

Pamela Winters , A Single Woman

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: 122 Trellis Way, Davidson County, Goodlettsville, TN 37072 AND:

Land in Davidson County, Tennessee, being Lot No. 61 on the final plat of Dry Creek Farms, Section 2, of record in Instrument No. 20040210045040, 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 Angela Sawyers, an unmarried person on 11/12/04 by deed from Beazer Homes Corp., a Tennessee Corporation and filed for record on 01/14/05 in Instrument No. 200501140005461, said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Beazer Homes Corp., a Tennessee corporation, by Special Warranty Deed from Ivy Hill Properties, LLC, a Tennessee limited liability company, dated May 12, 2004 and filed for record on May 17, 2004 in Instrument No. 200405170057352, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **122 Trellis Way, Goodlettsville, TN 37072**
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 hands this 14th day of July, 2006.

Angela Sawyers

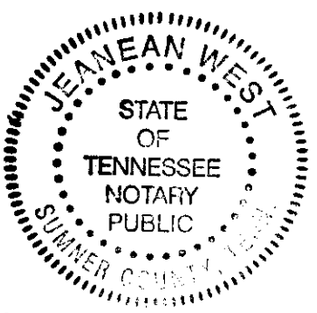
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Angela Sawyers** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **she** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee, this 14th day of July, 2006.

Commission Expires:_____

Jeanean West
Notary Public



My Commission Expires JULY 22, 2009