Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 07/27/06 08:16 2 pgs
Fees:13.00 Taxes:240.50

20060727-0090536

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me this 24 day of July, 2006.

Notary Public
My commission expires July 19, 2008

08-0606-90879

Address of New Owner:	Send Tax Bills to:	Tax Information
Tammie K. Owen 1509 Pierce Road Madison TN 37115	1st Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187-0257	43-1-263

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wendall H. Lybrink and wife, Susan A. Lybrink, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tammie K. Owen, unmarried, hereinafter called the Grantees, their successors 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. 4, on the Plan of Resubdivision of Part Lot "N" of the W.P. Ready Subdivision, of record in Book 11190, Page 110, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to SunTrust Mortgage, Inc. by Substitute Trustee's deed from Priority Trustee Services of TN, LLC, dated 2-26-04, recorded 3-09-04, of record in Instrument No. 20040309-0026658, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wendall H. Lybrink and wife, Susan A. Lybrink by deed from SunTrust Mortgage, Inc., dated 6-15-05, recorded 6-24-05, of record in Instrument No. 20050624-0072804, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument No. 20050920-0112616, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1509 Pierce Road, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24 day of July, 2006.

Wendall H. Lybrink

Susan A. Lybrink

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wendall H. Lybrink and Susan A. Lybrink, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 24 day of July, 2006.

State of Tennessee at Large

My Commission expires July 19, 2008

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008