Davidson County DEEDWARR
Recvd: 08/02/06 13:23 2 pgs
Fees:13.00 Taxes:529.10
20060802-0094052

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $143,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2006.

Notary Public
My commission expires:

BELINDA A. SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JAN. 19, 2010

04-0607-52768

Address of New Owner:	Send Tax Bills to:	Tax Information
Lyneeta Payne	Option One Mortgage Corp.	149-09-0-012
4700 Bowfield Dr.	PO Box 949	
Antioch TN 37013	Orange, CA 92856	

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, Sandra Kay Calvert Mabry, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lyneeta Payne and husband, James Payne, 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. 8, on the Plan of Debra Heights, Section Three, of record in Book 4175, Page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Norman R. Mabry and Kay Calvert, as tenants in common by deed from Roger D. Garland and wife, Betty Garland, dated October 7, 1984, recorded October 11, 1984, of record in Book 6404, Page 608, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kay Calvert, now known as Sandra Kay Calvert Mabry, married, by Quitclaim Deed from Norman R. Mabry, dated June 5, 1985, recorded June 11, 1985, of record in Book 6579, Page 192, Register's Office for Davidson County, Tennessee.

Norman R. Mabry, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in said property.

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 4700 Bowfield Dr., Antioch, TN 37013

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 26th day of July, 2006.

Sandra Kay Calvert Mabry Norman R. Mabry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sandra Kay Calvert Mabry and Norman R. Mabry, 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 Smyrna, TN, this 26th day of July, 2006.

State of Tennessee at Large

My Commission expires

BELINDA A. SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
JAN. 19, 2010