Box 13
#12050

Davidson County DEEDWARR
Recvd: 08/23/06 12:07 4 pgs
Fees:23.00 Taxes:487.29

20060823-0103916

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
R. Margaret, Trustee 330 Franklin Rd #135A-236 Brentwood, TN 37027	New Owner	Map 155-8A Parcel 8
Prepared By: → R. Margaret, Trustee 330 Franklin Rd #135A-236 Brentwood, TN 37022		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Janice L. Rye* (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto R. Margaret, Trustee for Janice L Rye Trust (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A

* fka Janice R. Dincuzze, fka Janice R. Overstreet

Being the same property to conveyed to Janice R. Overstreet* by Warranty Deed from Thomas + Lori Sullivan, h+w of record in said Register's Office for Davidson County, Tennessee. Book 8876 Page 782

Included in this conveyance is a transfer, assignment and conveyance of the tax redemption rights of the Grantor.

This description is the same as was used in the last deed of record.

This is unimproved real property commonly known as:

** Instrument #: 20011009-0109788

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Plan of record in Book 6250, Page 647, said Register's Office.
3. Existing loan to Wells Fargo/Option One of record in Book **, Page ____, said Register's Office. # 00537474?
4. Existing loan or lien to ____ of record in Book ____, Page ____, said Register's Office.

(STATE OF TENNESSEE)
(COUNTY OF Davidson)
(
(The actual consideration or value, whichever is greater
(for this transfer is $13,700.00

Janice L. Rye by
DeDee Brickem
Affiant

Affiant

(Subscribed and sworn to before me
(this 31 day of July, 2006.

Heidi Jo Clayton
Notary Public

(My Commission Expires: 7/25/09

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of July, 2006.

By: Janice L Rye
Janice L. Rye

And: _____

FOR CORPORATION as GRANTOR

STATE OF TENNESSEE}
COUNTY OF _____}

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be _____ of _____ and as such _____ acknowledged that he/she is authorized to execute the foregoing instrument on behalf of _____ the within named bargainor, a corporation, and that he/she as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the _____ by him/herself as _____.

WITNESS my hand and official seal at _____, Tennessee, this _____ day of _____, 2006

_____
Notary Public

My Commission Expires:_____

FOR INDIVIDAUL as GRANTOR

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

WITNESS my hand and official seal at Westend, Tennessee, this 31st day of July, 2006
USSTORE

Jessica Virginia Stegenga
Notary Public

My Commission Expires: May 22, 2010

JESSICA VIRGINIA STEGENGA
NOTARY PUBLIC
DAVIDSON COUNTY

Loan Name: JANICE RYE LOAN NO.: 20104621

Property Address: 7028 POPLAR CREEK TRACE, NASHVILLE, TN 37221

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Exhibit A

Being Lot 8 on the Plan of Poplar Creek Estates, Phase 1, of record in Plat Book 6250, Page 647, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Janice R. Overstreet by Deed from Thomas Mark Sullivan and wife, Lori Ann Sullivan in Book 8876, Page 782, dated 2/22/93 and recorded 3/2/93, Register's Office, Davidson County, Tennessee.

Further being the same property conveyed to Janice R. Dincauze by Quitclaim Deed from Eric J. Dincauze in Book 10690, Page 137 dated 11/17/97 and recorded 11/20/97, Register's Office, Davidson County, Tennessee.