20061100065

(1)

WARRANTY DEED

Bobby W. Brown
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$190,000.00.**

Affiant June Ballard

Subscribed and sworn to before me this 30th day of October, 2006.

Notary Public Bobby W. Brown

My Commission expires: 3-28-2010

(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:
Vanessa B Syck	LEADER MORTGAGE, LLC	147-10-0-002.00
4906 Darlington Court	7445 NEW TECHNOLOGY WAY	
Nashville, TN 37211	FREDERICK, MD 21703	

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, **Margaret K. Selph and Hardy M. Selph**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Vanessa B Syck and Thomas Kent McAfee, both unmarried people**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1: Land in Davidson County, Tennessee, being Lot No 159 on the Plan of Caldwell Country Estates, Section II, of record in Book 2663, page 128, Register's Office for Davidson Country, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Tract 2: A tract of land in the 6th Civil District of Davidson Country, Tennessee, described as follows.

Beginning at an iron pin on the easterly margin of Darlington Court, said pin being a common front corner of Lot 159 and Lot 160 of Caldwell Country Estates, Section Two, of record in Book 2663, page 128, Register's office for Davidson County, Tennessee, thence with the common line of Lots 159 and 160, north 54 deg, 38' east, 450.2 feet to an iron pin at rear of said common line, thence, south 53 deg. 30' west, 118.92 feet to the point of beginning and containing 0.04 acres, more or less.

Being the same property conveyed to Margaret K. Selph, a unmarried person, by deed from Lawrence K. Norman and wife, Kian Bee Kung Norman, on July 8, 2004, of record in Instrument Number 20040709-0081943, Register's Office for Davidson County, Tennessee. The said Hardy M. Selph joins in this conveyance to convey any and all interest that he may have in said property, particularly any marital interest.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 147-10-0-002.00.
- Subject to all matters as shown on the Plan of record in Book 2663, page 128, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2802, page 369; and Book 2907 page 93; and Book 2921, page 661, Book 3032, page 6; Book 3130, page 580; Instrument Number 20031103-0161032; Instrument Number 20031103-0161033; Instrument Number 20031103-0161034; Instrument Number 20031103-0161035, Register's Office Davidson County, Tennessee.

This is improved property known as: **4906 Darlington Court, 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.

Davidson County DEEDWARR
Recvd: 11/01/06 12:14 2 pgs
Fees:13.00 Taxes:703.00
20061101-0135681

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 October 30, 2006.

Margaret K. Selph

Hardy M. Selph

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Margaret K. Selph and Hardy M. Selph** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 30, 2006

My commission expires 8/10/

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY