WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,900.00

Joyce Marie Rider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2006

Notary Public

MY COMMISSION EXPIRES: 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joyce Marie Rider	America's Wholesale Lender	Map 136
108 Hide A Way Ct.	750 Old Hickory Blvd., #180	Group 07-00
Nashville, TN 37217-4610	Brentwood, TN 37027	Parcel 95.00

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

Paulette Neal Hurley Newman, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Joyce Marie Rider, Married
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:

BEING Lot No. 162, on the Plan of Priest Lake Park, Section IV, of record in Book 4460, Pages 15 and 16, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ned Allen Newman and wife, Paulette Neal Hurley Newman as tenants by the entireties by Quitclaim Deed from Ned Allen Newman and Paulette Neal Hurley (now Newman), of record in Book 6995, Page 611, dated August 21, 1986, Register's Office for said County. The said Ned Allen Newman is now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 4505, Page 774, Register's Office for said County.

This conveyance is made subject to all matters appearing on the Plan of record in Book 4460, Pages 15 and 16, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 108 Hide A Way Ct., Nashville, TN 37217-4610

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 my hand this 21st day of November, 2006.

Paulette Neal Hurley Newman

Paulette Neal Hurley Newman

Davidson County DEEDWARR
Recvd: 11/22/06 13:51 2 pgs
Fees:13.00 Taxes:621.23

20061122-0145268

FILE BOX 45

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 Paulette Neal Hurley Newman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of November, 2006.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.