Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Davidson County DEEDWARR
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20070103-0000963

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $73,100.00

Affiant

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

Notary Public
My commission expires: 3-11-09

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

05-0612-63294

Address of New Owner:	Send Tax Bills to:	Tax Information
Shirley A. Savley	American Home Mortgage	71-04-0-066
2608 Jones Avenue	P.O. Box 660029	
Nashville TN 37207	Dallas, TX 75266-0029	

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, Melvin D. Ulrich, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shirley A. Savley, 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:

* unmarried.

Land in Davidson County, Tennessee, being Lot No. 325, on the Plan of Joywood Heights, Section II, of record in Book 1130, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

**

Being the same property conveyed to Melvin D. Ulrich and Atta Mae White by deed from Glenman O. Huggins and wife, Elizabeth M. Huggins, dated December 18, 1979, recorded December 19, 1979, of record in Book 5545, Page 636, said Register's Office.

Further being the same property conveyed to Melvin D. Ulrich by Quitclaim Deed from Melvin D. Ulrich and Atta Mae White (erroneously referenced as Attae Mae White), dated November 21, 1980, recorded November 24, 1980, of record in Book 5681, Page 806, 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 2608 Jones Avenue, Nashville, TN 37207

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.

** said Lot No. 325 fronts 100 feet on the westerly margin of Jones Avenue and extends back between parallel lines, 193 feet to a dead line.

WITNESS my hand this 26th day of December, 2006.

Melvin D. Ulrich

Melvin D. Ulrich

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 26th day of December, 2006.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010