Davidson County DEEDWARR
Recvd: 01/19/07 12:05 2 pgs
Fees:13.00 Taxes:275.65

20070119-0007857

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $74,500.00

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires Sept 18, 2009

Julia Boulton
Affiant

Subscribed and sworn to before me, this 17th day of January, 2007.

Tahira J. Brown
Notary Public
My commission expires: _____

03-0612-34292

Address of New Owner:	Send Tax Bills to:	Tax Information
Russell O'Brien 512 Norton Ave, Nashville, TN 37207	Americas wholesale lender 2375 N. Glenville Dr. RGV-B-195 Richardson, TX 75082	71-08-0-181.00

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, Robert S. Durham and wife, Patricia McAnally Durham, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Russell O'Brien, 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. 102 on the Map of Joywood Heights Subdivision, Section I, of record in Book 1130, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same Robert S. Durham, and wife, Patricia McAnally Durham, by deed from William A. Lutrell, Sr., and wife, Elizabeth Abernathy Luttrell, dated May 11, 1955, recorded May 17, 1955, of record in Book 2399, Page 451, 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 512 Norton 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.

WITNESS my hand this 5th day of January, 2007.

Robert S. Durham

Patricia McAnally Durham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert S. Durham and Patricia McAnally Durham, 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 Nashville, TN, this 5th day of January, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09