WARRANTY DEED

B-RME-06-8217

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Mary Pickard
Affiant

Subscribed and sworn to before me this 16th DAY OF January, 2007.

E. Dwayne Lannom
Notary Public

11 may 09
MY COMMISSION EXPIRES:
(AFFIX SEAL)

E. DWAYNE LANNOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Pickard	Mary Pickard	
8217 Canoe Court (ADDRESS)	(NAME) 8217 Canoe Court (ADDRESS)	126150A24400CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JESSICA BRYANT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY PICKARD, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 222, on the Plan of Section Five, Boone Trace at Biltmore, of record in Instrument No. 20000622-0062086, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Bryant by deed from Amy R. Leathers, unmarried and Darren M. Tidwell, unmarried of record in Instrument No. 200604070040144 on April 4, 2006 and filed for record on April 7, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements as shown of record including those in Plat Book 6900, Page 470 and Plat of record in Instrument No. 200006220062086 and Restrictions of record in Book 7265, Page 657 and Instrument No. 200107170075902, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 8217 Canoe Court, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 16th day of January, 2007.

Jessica Bryant

E. DWAYNE LANNOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 01/23/07 13:29 2 pgs
Fees:13.00 Taxes:712.25

20070123-0009323

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessica Bryant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of January, 2007.

E. Dwayne Lannom
Notary Public

My Commission Expires:

(SEAL) 11 May 09



RETURN TO:
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903