WARRANTY DEED

G-HDH-06-3133

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/31/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Bryan	Angela Bryan (NAME)	
3133 Harpeth Sprigs Drive (ADDRESS)	157 White Water Rd. (ADDRESS)	141-6D-65.00 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Chula, GA 31733 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAIME WEST, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANGELA BRYAN, MARRIED, AND ANNA BRYAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 UNIT 65 ON THE PLAN OF RIVERBRIDGE COMMUNITY, OF RECORD IN INSTRUMENT NO. 20030213-0019999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JAIME WEST BY WARRANTY DEED FROM BEAZER HOMES CORPORATION AND D/B/A PHILLIPS BUILDERS, RECORDED ON THE 21ST DAY OF JULY, 2004 IN INSTRUMENT NO. 20040721-0087379, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Inst. No. 20020709-0082561; Inst. No. 20030213-19999; Inst. No. 20030205-16044; Inst. No. 20030303-0027396; Inst. No. 20030806-0111893; Inst. No. 20030218-0020999; Inst. No. 20030218-0020998; Inst. No. 20021217-0155374; Book 7601, Page 415; Book 1298, Page 244; Inst. No. 20030303-0027395; Inst. No. 20030806-0111892; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 3133 Harpeth Sprigs Drive, 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 12th day of January, 2007.

Jaime West

Davidson County DEEDWARR
Recvd: 02/06/07 13:43 2 pgs
Fees:13.00 Taxes:554.63

20070206-0015526

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jaime West, 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 12th day of January, 2007.

Notary Public

My Commission Expires: 7/7/09

(SEAL)

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