Return To:
Grissim Title + Escrow, LLC
2309 Crestmoor Rd, Ste 300
Nashville, TN 37215

Warranty Deed

L. MACKENZIE COHEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 23, 2010	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $388,000.00. Affiant Subscribed and sworn to before me, this the 28th day of February, 2007. Notary Public My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Richard S. Yancey	America's Wholesale Lender	116-12-15
3811 Woodmont Lane	750 Old Hickory Blvd, #180	
Nashville, TN 37215	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRENTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SEYMOUR B. JOSEPH, IV,** married HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD S. YANCEY, II and wife, JOSEPHINE YANCEY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 7 on the Plan of Block H, on the Plan of Woodmont Lane Homesites, as of record in Plat Book 1130, page 13, said Registers Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Seymour B. Joseph IV, an unmarried man, by deed from George Stuart Cohn and wife Christina A. McCoy of record in Instrument 200308150118309, said Registers Office, dated August 14, 2003.

This conveyance is subject to all restrictions, easements and planning documents of record, and current years taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3811 Woodmont Lane, Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 03/13/07 10:37 2 pgs
Fees:13.00 Taxes:1435.60
20070313-0030647

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of February, 2007.

Seymour B. Joseph, IV By: Josh Anderson ATTORNEY-IN-FACT POA

Seymour B. Joseph, IV

Cara Joseph is signing to waive any rights she might have to the property located at 3811 Woodmont Lane, Nashville, TN 37215, especially any marital rights.

Cara Joseph By: Josh Anderson ATTORNEY-IN-FACT POA

Cara Joseph

STATE OF TENNESSEE	)	ACKNOWLEDGEMENT FOR
	)	SIGNATURE MADE BY
COUNTY OF DAVIDSON	)	ATTORNEY-IN-FACT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Josh Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/~~she~~ is the attorney-in-fact for Seymour B. Joseph, IV and Cara Joseph who further acknowledged that he/~~she~~ executed the foregoing instrument for the purposes therein contained by signing his/~~her~~ name as the attorney-in-fact.

Witness my hand and seal this 28th day of February, 2007.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY