WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/07 10:35 2 pgs
Fees:13.00 Taxes:503.20
20070425-0049257

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2007

Daphne M. Davis

Notary Public:

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-14-2009

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Francine Wyatt	America's Wholesale Lender	Map 096
433 Heney Drive	2375 N. Glenville Dr.Bldg.B	Group 13-0
Nashville, TN 37214	Richardson, TX 75082	Parcel 022.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Edwin S. Randall, III, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Francine Wyatt and Cliffordean Woods

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 95, on the Plan of Perry Heights Subdivision, of record in Book 2900, Page 18, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Edwin S. Randall, III, married, by deed from James P. McFarland, unmarried, a/k/a James Porter McFarland, of record in Instrument 20050331-0035062, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 18, said Register's Office.

Power of Attorney of record in Instrument 20070423-0047706, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 433 Heney Drive, Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 20th day of April, 2007.

Edwin S. Randall, III by Toni P. Randall, aif

Edwin S. Randall, III
By: Toni P. Randall, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Toni P. Randall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Edwin S. Randall, III as his Attorney in Fact as the free act and deed of the within named Edwin S. Randall, III.

Witness my hand and official seal at Nashville, Tennessee the 20th day of April, 2007.

My Commission Expires: 3/7/11

Notary Public

