Davidson County DEEDWARR
Recvd: 05/18/07 09:46 2 pgs
Fees:13.00 Taxes:540.20
20070518-0059486

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 16th day of May 2007.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Pierceall, **1304 Presidential Trace** **Hermitage, TN 37076**	Provident Funding PO Box 5914, Santa Rosa Ca 95402	86.07.19

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,

Tyrone R. Jay, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Pierceall, unmarried

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:

Property being known as 1304 Presidential Trace, Hermitage, Tennessee, and being described as follows:

Land in Davidson County, Tennessee, being Lot No. 291 on the Plan of Jackson's Retreat, Phase 5A as of record in Plat Book 6250, Page 309 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tyrone R. Jay by Warranty Deed from Andy Graham, Jr. and wife, Catherine C. Graham dated 05/29/96 and filed for record on 05/30/96 of record in Book 10066, Page 621, said Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1304 Presidential Trace, Hermitage, TN 37076**
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 our hands this 16th day of May, 2007.

Tyrone R. Jay

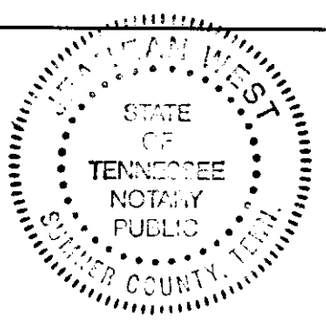
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tyrone R. Jay** the bargainor(s) 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 at Old Hickory, Tennessee, this 16th day of May, 2007.

Commission Expires:_____

Notary Public



My Commission Expires JULY 22, 2009