Davidson County DEEDWARR
Recvd: 06/21/07 10:20 2 pgs
Fees:13.00 Taxes:555.00

20070621-0074124

# WARRANTY DEED

R-AB-07-3041

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me this 14th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: 6/6/10

(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

My Commission Expires MAR 8, 2010

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 |
|---|---|---|
| Kim Wightman | Access National Mortgage | |
| 3041 Harpeth Springs Drive (ADDRESS) | 1800 Robert Fulton Drive, Suite 350 (ADDRESS) | 141-6-D-21.00 CO |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Reston, VA 20191 (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 ZELENA O'SULLIVAN AND JOHN O'SULLIVAN, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KIM WIGHTMAN, AN UNMARRIED WOMAN, 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 21, RIVERBRIDGE COMMUNITY, A Planned Unit Development, as shown on plat of record in Instrument No. 20030213-0019999, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Zelena O'Sullivan and John O'Sullivan, wife and husband by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded on the 8th day of October, 2003 in Instrument No. 20031008-0149227, 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. 20030213-0019999; Inst. No. 20030205-0016044; Inst. No. 20030303-0027396; Inst. No. 20030218-0020999; Inst. No. 20030218-0020998; Inst. No. 20021217-0155374; 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 3041 Harpeth Springs 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 14th day of June, 2007.

Zelena O'Sullivan
Zelena O'Sullivan

John O'Sullivan
John O'Sullivan

STATE OF Tennessee
COUNTY OF Davidson

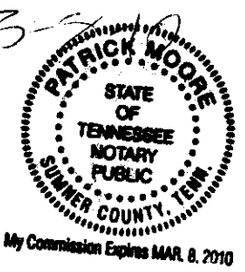
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zelena O'Sullivan and John O'Sullivan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 14th day of June, 2007.

Notary Public

My Commission Expires: 3-3-10

(SEAL)




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