STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00.

Brian Ridgway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 2007.

Dana P. Mason
Notary Public
MY COMMISSION EXPIRES: 3-11-09
File No. G7-4260D

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 10/12/07 11:07 2 pgs
Fees:13.00 Taxes:429.20
20071012-0121431

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sam Tayyun and Linda Tayyun, husband and wife (NAME)	Countrywide Home Loans, Inc. (NAME)	42-10-3
820 W. Old Hickory Blvd. (STREET ADDRESS	4500 Park Granada MSN# SVB-31 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Ernest C. Snell, Executor of The Estate of John G. North**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sam Tayyun and Linda Tayyun, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of BONNIE BRAE SUBDIVISION, SECTION 1, as shown by plat of record in Plat Book 2330, Page 1, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 4 fronts 100 feet on the northerly side of Old Hickory Boulevard and runs back between lines, 320 feet on the westerly line and 280 feet on the easterly line to a dead line on the rear measuring 107.7 feet thereon.

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of BONNIE BRAE SUBDIVISION, SECTION 1, as shown by plat of record in Plat Book 2330, Page 1, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 4 fronts 100 feet on the northerly side of Old Hickory Boulevard and runs back between lines, 320 feet on the westerly line and 280 feet on the easterly line to a dead line on the rear measuring 107.7 feet thereon.

BEING the same property conveyed to William G. North by Quitclaim Deed from John G. North and Ruby B. North, husband and wife, dated February 14, 1992, in Book 8568, Page 731, in the Register's Office for Davidson County, Tennessee, with John G. North and wife, Ruby B. North reserving a life estate. William G. North, an unmarried man, having since died testate on December 4, 1995, pursuant to his Last Will and Testament dated February 18, 1994 and recorded in Will Book 202, Page 628, Circuit Court for Davidson County, Tennessee, subject property was devised to John G. North. Ruby B. North having since died on July 15, 1999 and thereby extinguishing her Life Estate in subject property. John G. North having since died testate on November 28, 2006. Pursuant to the Last Will and
Testament of John G. North, dated February 22, 1996, Ernest C. Snell was appointed as Executor. Further see Order of record in Docket No. 07P-217, Circuit Court for Davidson County, Tennessee, approving the sale of the subject property by the Executor.
John G. North and John Gallaher are one and the same person.

**recorded

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 820 W. Old Hickory Blvd., Madison, TN 37115.

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. Whenever 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 27th day of September, 2007.

ERNEST C. SNELL, EXECUTOR OF THE
ESTATE OF JOHN G. NORTH

By: X Ernest C. Snell, Executor September 27, 2007
Date
Ernest C. Snell, Executor

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 , 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, this 27th day of September, 2007.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ernest C. Snell, Executor, for Ernest C. Snell, Executor of The Estate of John G. North, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of September, 2007.

My Commission Expires: 3/20/10 _____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066