Davidson County DEEDWARR
Recvd: 10/31/07 09:44 2 pgs
Fees:13.00 Taxes:462.50

20071031-0128197

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

R-CRYE-07-5170

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
Lawanda Patrice Madison	Taylor, Bean & Whitaker Mortgage Corp.	
5170 Hickory Hollow Pkwy, #903 (ADDRESS)	1417 N. Magnolia Ave. (NAME) (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Ocala, FL 34475 (CITY) (STATE) (ZIP)	163-5-A-12 CO

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 LYN LAWRENCE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAWANDA PATRICE MADISON, UNMARRIED, 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 LOT 12, UNIT 903, HICKORY HOLLOW TOWNHOMES (MILL PARK), PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 686, 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 LYN LAWRENCE, UNMARRIED BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION, SUCCESSOR BY MERGER TO NVR HOMES, INC., A VIRGINIA CORPORATION T/A RYAN HOMES, A VIRGINIA CORPORATION, RECORDED ON THE 12TH DAY OF MARCH, 1999 IN DEED BOOK 11380, PAGE 587, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 5170 Hickory Hollow Pkwy, #903, Antioch, Tennessee 37013
(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 24th day of October, 2007.

Lyn Lawrence

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lyn Lawrence, 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 24th day of October, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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