RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
1095 PRESIDENT PL., STE. 203
NASHVILLE, TN 371107
VT-07100003910

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/07 13:29 2 pgs
Fees:13.00 Taxes:925.00

20071218-0145283

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of DECEMBER, 2007

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 1095 PRESIDENT PL., STE. 203, NASHVILLE, TN 37107

My Commission Expires OCT. 24, 2010

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SELVYN N. AMAYA 3752 Season Dr. Antioch, TN 37013	SAME	119-10-0-197.00

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, **SARA D. PEIRCEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SELVYN N. AMAYA, AND KATHERINE RAMOS,** 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 Lots Nos. 5 and 29 of Block "F" on the Plan of Woodbine Courts, Section 2, not of record, described according to a survey made by Blanchard & Parrish, Engineers, as follows:

Beginning on the Southerly margin of Thompson Lane at the center of Lot Nos. 29 and 30, said point being the Northeast corner of the property conveyed to L.P. Brindley and wife, by deed from Geo D. Waller and wife, of record in Book 1283, page 1012, Register's Office for said County; thence with said Brindley's Easterly line Southwardly 150 feet to the Northeast corner of the property conveyed to June V. Brindley by deed from Robert W. Waller, of record in Book 1279, page 149, said Register's Office, continuing Southwardly and with June V. Brindley's Easterly line 125 feet, in all 275 feet, to the Northerly margin of Collier Avenue; thence with said Avenue, Eastwardly 75 feet to the corner of Lots Nos. 5 and 10; thence with the line between said two lots, Northwardly 137 1/2 feet to the common corner of Lots Nos. 5, 10, 28 and 29, continuing in the same direction and with the line between Lots Nos. 28 and 29, 137 1/2 feet, in all 275 feet, to the Southerly margin of Thompson Lane; thence with said lane, Westwardly 75 feet to the beginning.

INCLUDED BUT EXPRESSLY EXCLUDED IS THE FOLLOWING DESCRIBED PROPERTY:

Being Lot No. 8 of Block "F" on the Plan of Woodbine Courts, Section 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:
Beginning on the Northerly margin of Collier Avenue at the Southeast corner of the property conveyed to June V. Brindley by deed from Robert W. Waller, of record in Book 1279, page 149, Register's Office for said County, being the corner Lots Nos. 4 and 5; thence with the line between said two lots, Northwardly 125 feet to the Southwest corner of Lot No. 29; thence with the line between said Lots Nos. 5 and 29, Eastwardly 75 feet to the Northwest corner of Lot No. 10; thence with the line between said Lots Nos. 5 and 10, Southwardly 125 feet to the Northerly margin of Collier Avenue; thence with the same Westwardly 75 feet to the beginning.

Being the same property conveyed to Sara D. Piercey by Quitclaim Deed from Herbert Piercey, dated 11-4-99 and recorded 11-5-99 in Book 11733, page 883, also being the same property conveyed to Herbert Piercey and wife, Sara D. Piercey by Warranty Deed from Rex E. Adams and wife, Mary Ann Adams, dated 1-20-84 and recorded 1-20-84 in Book 10218, page 258, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **195 THOMPSON LANE, NASHVILLE, TN 37211 a/k/a 195 SIMMONS AVE. NASHVILLE, TN 37211**

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 10th day of DECEMBER, 2007.

Sara D Peircey

SARA D. PEIRCEY

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 SARA D. PEIRCEY UNMARRIED 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 Nashville, Tennessee, this 10th day of DECEMBER, 2007.

Commission Expires:_____

Gail C. Victory
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 24, 2010