# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/08 08:50 2 pgs
Fees:13.00 Taxes:653.79

20080701-0067489

State of Tennessee )
County of Davidson )

File in Box 14-A
File No.: 21450-1

The actual consideration or value, whichever is greater, for this transfer is **$176,700.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2008.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Rebecca DeVane** | **RMC Vanguard Mortgage Corp.** | **137-13-0-A-005.00co** |
| **3420 Milbridge Drive** | **1111 North Loop West, Suite 250** | |
| **Antioch, TN 37013** | **Houston, TX 77008** | |

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, I,

**Quinnetta Ryal**

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

**Rebecca DeVane, a single person**

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. 5 on the Plan of Peninsula Point, a Planned Unit Development, as of record in Plat Book 9700, Page 98, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Andrew J. Ryal, Jr., a married person, by Special Warranty Deed from Bank One, National Association, as Trustee, dated June 9th, 2004, of record in Instrument No. 20040617-0072016, Register's Office for Davidson County, Tennessee. Affidavit of Heirship of record in Instrument No. 20061117-0142973, said Register's Office. The said Andrew Jackson Ryal, Jr. having since died testate on March 19, 2006. His spouse having predeceased him. The Last Will and Testament of Andrew J. Ryal, Jr. is of record in The Probate Court for Davidson County, Tennessee, Docket No. 06P-1952 which bequeaths the herein property to Quinetta D. Ryal. The estate has been closed.**

**THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Peninsula Point, of record in Book 9943, Page 908, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is Improved (X) unimproved (____) property, known as: **3420 Milbridge Drive, Antioch, TN 37013**

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 my hand this **27th** day of **June, 2008.**

**Quinnetta Ryal**

**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 **Quinnetta Ryal,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **June, 2008.**

**Notary Public**

JOHN T. COOX STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**My Commission Expires:** 3/22/09