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Bill Garrett
Davidson County Register of Deeds

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $186,500.00

Affiant

Subscribed and sworn to before me, this 19th day of December, 2008.

Notary Public
My commission expires: 5/22/2010

05-0812-64439

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Wesley R. Terry	Regions Mortgage	062-02-0-B 065.00 CO
2884 Paddle Wheel Drive	P.O. Box 11026	
Nashville TN 37214-1184	Orange, CA 92856-8126	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Angela N. Winter, now known as Angela Winter May, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Wesley R. Terry and wife, Rachel H. Terry, hereinafter called the Grantees, their successors 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. 226, on the Plan of Abbington Park, Phase One, Section Two, of record in Instrument No. 20030922-0139712 and Instrument No. 20031006-0146904, Register's Office for said County, to which plan references are hereby made for a more complete description.

Being the same property conveyed to Angela N. Winter, an unmarried woman by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated May 5, 2004, recorded May 14, 2004, of record in Instrument No. 20040514-0056590, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Anthony May, spouse of Angela Winter May, joins in the execution of this instrument to convey his marital interest in subject property, if any.

This property is improved property known as 2884 Paddle Wheel Drive, Nashville, TN 37214-1184

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 12/29/08 09:23 2 pgs
Fees:13.00 Taxes:690.05
20081229-0122658

WITNESS my hand this 19th day of December, 2008.

Angela Winter May

Anthony May

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angela Winter May and Anthony May, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN this 19th day of December, 2008.

State of Tennessee at Large

My Commission expires 5/22/2010

