Davidson County DEEDWARR
Recvd: 01/09/09 12:35 3 pgs
Fees:18.00 Taxes:342.25
20090109-0002360

This Instrument Prepared By:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

Recording Requested by &
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7531295-1
IN2-244924

WARRANTY DEED Rec 1st

TITLE OF DOCUMENT

Apn: 165-13-0A-193.00

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Glendon Oliver	Glendon Oliver	Map/Parcel:
4413 Stoneview Drive	4413 Stoneview Drive	165130A 19300C0
Antioch, Tennessee 37013	Antioch, Tennessee 37013	

FOR AND IN CONSIDERATION of the sum of NINETY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($92,500.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Accredited Home Lenders, Inc., a California Corporation** has this day bargained and sold, and does hereby transfer and convey unto the said **Glendon Oliver, a single woman**, Grantee herein, its successors and assigns, certain real estate in Davidson County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Accredited Home Lenders, Inc., a California Corporation by Deed from _____ of record as Instrument No. 20080728-0076851, said Register's Office.

The express purpose of this conveyance is to Transfer Title.

This is unimproved ( ) property known as 4413 Stoneview Drive, Antioch, Tennessee 37013
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

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 our hand this 25th day of November, 20 08, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Accredited Home Lenders, Inc., a California Corporation

By: _____
Corporate Officer
Printed Name & Title: Jim Fuller AVP

ACKNOWLEDGMENT

STATE OF Texas)
COUNTY OF Dallas) ss

Before me, Liz A. Payne, a Notary Public of the State and County aforesaid, personally appeared Jim Fuller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be AVP of **Accredited Home Lenders, Inc., a California Corporation**, the within named bargainor, and that he/she as such AVP executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/herself as Jim Fuller.

NOTARY STAMP/SEAL

LIZ A. PAYNE
Notary Public, State of Texas
My Commission Expires
October 30, 2011

WITNESS my hand and official seal, at office in Irving, TX this 25th day of November, 20 08.

_____
NOTARY PUBLIC
MY Commission Expires: 10-30-11

AFFIDAVIT OF VALUE

STATE OF Texas)
COUNTY OF Dallas)

The actual consideration or value whichever is greater, for this transfer is $ 92,500.00.

Subscribed and sworn to before me this the 25th day of November, 20 08.

(Affix Seal)

_____
Affiant

_____
Notary Public
My Commission Expires: 5-25-09

Comm. Exp. 05/25/2009

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 373 ON THE PLAN OF SECTION 9, PEPPERTREE FOREST, P.U.D. OF RECORD IN PLAT BOOK 7900, PAGE 652, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF. BEING THE SAME PROPERTY CONVEYED TO KIMBERLY NEWPORT AND PAM WILLIAMS, JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY DEED FROM SANDRA L. BONNER, UNMARRIED OF RECORD IN INSTRUMENT NO. 200511080135169, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.



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