STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,900.00.

Alana Schryburt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2011.

Notary Public
MY COMMISSION ~~EXPIRES~~: is of unlimited duration
File No. G11-2611D

M. REBECCA STULBERG
200-1390 CLYDE AVENUE
OTTAWA, ONTARIO, K2G 3H9

BILL GARRETT, Davidson County
Trans:T20110043660 DEEDWARR
Recvd: 07/20/11 09:38 2 pgs
Fees:13.00 Taxes:288.23
20110720-0055407

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ofelia M. Amaya (NAME)	PrimeLending, A PlainsCapital Company (NAME)	41-12-126
1017 Westchester Drive (STREET ADDRESS)	18111 Preston Road Suite 900 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Alana Schryburt, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ofelia M. Amaya, an unmarried woman,** 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. 140 on the Map of KEMPER HEIGHTS SUBDIVISION, SECTION I, as shown by plat of record in Plat Book 2133, Page 65, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 140 fronts 75 feet on the south side of Westchester Drive and extends back 270 feet on the westerly line and 258.3 feet on the easterly line to a dead line n the rear on which measures 84.2 feet thereon.

BEING the same property conveyed to Alana Schryburt and Jirima M. Baxter, as joint tenants with right of survivorship from Jirima M. Baxter, a single woman, by Quit Claim Deed dated August 20, 2007, as Instrument No. 200708210099820, in the Register's Office for Davidson County, Tennessee.
Jirima M. Baxter has since died, vesting sole ownership in Alana Schryburt as surviving tenant by the entirety.
Jirima M. Baxter and Georgina Baxter are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2133, page 65, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewers and or storm drainage as recorded in Book 5563, page 167, Register's Office for Davidson County, Tennessee.

The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1017 Westchester Drive, Madison, TN 37115.

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. 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 my/our hand(s) this 15th day of July, 2011.

Alana Schryburt — July 15, 2011
Alana Schryburt — Date

~~STATE OF~~ City of Ottawa
~~COUNTY OF~~ Province of Ontario }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Alana Schryburt, 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, this 15th day of July, 2011.

My Commission ~~Expires:~~ is of unlimited duration — Notary Public

M. REBECCA STULBERG
200-1390 CLYDE AVENUE
OTTAWA, ONTARIO



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066