Bop 29

WARRANTY DEED

Return to:
Priority Escrow Services, Inc
51 Century Blvd., Suite 110
Nashville, TN 37214-3614
(615) 391-4185

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KIMBRA R. ROUSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 08-25-2003

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC, 4698 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah E. Sivils (NAME)	PHH Mortgage Services (NAME)	
5895 Port Anadarko Trail (ADDRESS)	3000 Leadenhall Road (ADDRESS)	098-01-0-041.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

FOR AND 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, William M. Conrey, Jr. and wife, Emily G. Conrey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah E. Sivils and Joe G. Simmons

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. 214 on the Plan of Resubdivision of Lots 211, 212, 213, 214, 214-A and 214-B, Lake Park, Section 4, as of record in Book 5190, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William M. Conrey, Jr. and wife, Emily G. Conrey by deed from Clifford Rockstead and wife, Suzanne Rockstead of record in Book 6895, Page 271, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Davidson County DEEDWARR
Recvd: 04/30/01 15:27 2pgs
Fees:11.00 Taxes:699.30
20010430-0043412

unimproved ( )
This is improved (X) property, known as 5895 Port Anadarko Trail, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 26th day of April, 2001

William M. Conrey, Jr.

Emily G. Conrey

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 William M. Conrey, Jr. and wife, Emily G. Conrey

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that theyexecuted the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 26th day of April, 2001.

Commission expires 11/20/04

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DANA [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN