WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/01 09:50 2pgs
Fees:13.00 Taxes:407.00

20010718-0076207

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th Day of July, 2001.

Notary Public

MY COMMISSION EXPIRES: 11-28-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc., 175 E. Main St. Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis L. Eidson and Kellie Eidson	same	52-16-37.00
(NAME) 729 Allen Pass	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Crystal D. Toler**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Travis L. Eidson and Kellie Eidson, husband and wife** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in ~~Rutherford~~ Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 26 on the Map of Marlin Meadows, Section 4, as of record in Book 2133, page 66 and 67, Register's Office for sid County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Crystal D. Toler by deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington D.C. dated August 5, 1996 and filed for record in Book 10150, page 246, Register's Office for Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 729 Allen Pass Madison TN 37115
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 12th Day of July, 2001.

Crystal D. Toler

Ronald Toler

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)

ss

COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Crystal D. Toler and Ronald Rogers, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th Day of July, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-28-01