Davidson County DEEDWARR
Recvd: 01/13/04 15:18 2pgs
Fees:13.00 Taxes:680.80

20040113-0005466

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Stephen J. Orth**
Address **4932 Alexis Drive**
City/State/Zip ~~Antioch~~, TN 37013
Antioch

SEND TAX BILLS TO:
Name Stephen J. Orth
Address 4932 Alexis Dr.
City/State/Zip Antioch, TN 37013

$184,000.00

FOR AND IN CONSIDERATION of the sum of ~~$10.00~~, **Linda F. Paschall, An Unmarried Woman and Rose A. Frye, An Unmarried Woman** have this day bargained and sold, and do hereby transfer and convey unto **Stephen J. Orth, An Unmarried Man, his** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being Lot Number 180 on the Plan of Oak Highland, Phase I, a Planned Unit Development, as of record in Plat Book 6900, page 432-435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Linda F. Paschall and Rose A. Frye, Both Unmarried, by Warranty Deed from Yazdian Construction Company, Inc., a Tennessee Corporation, of record in Book 11636, page 84, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 173, Group 04A, Parcel 180

This is improved property known as: 4932 Alexis Drive, ~~Anticoh~~ Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **our** hands this **17th** day of **November, 2003**.

Linda F. Paschall

Rose A. Frye

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY APPEARED before me Christopher M. Corriveau, a Notary Public in and for said County and State, **Linda F. Paschall and Rose A. Frye** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **17th** day of **November 2003**.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is **$184,000.00**

Affiant Toni H. Hogdahl

Subscribed and sworn to before me, this the 17th day of November, 2004.

My commission expires: June 18, 2005

Notary Public - Register

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE