#7147 Box 13

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

James R. Durham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2004.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Durham	Wells Fargo Home Mortgage	042-02-11
(NAME)	(NAME)	
1012 Nesbitt Drive	5325 Spectrum Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Frederick, MD 21703	
(CITY) (STATE) (ZIP)	(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, Rebecca Riley, Trustee of The 1012 Nesbitt Lane Land Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Durham, A Single Person, 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:

Being Lot No. 47 and a parcel designated as Reserved Parcel "B" on the Plan of Ozark Hills, as of record in Plat Book 3700, page 20, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said lot and parcel adjoin and front 77 feet on the easterly side of Nesbitt Drive, and extends back 492.13 feet on the northerly line and 431.35 feet on the southerly line to a line in the rear on which they measure 278.22 feet.

Being the same property conveyed to Rebecca Riley, Trustee for The 1012 Nesbitt Lane Land Trust, by deed of record in Instrument No. 20030919-0138705, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1012 Nesbitt Lane, 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 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.

Davidson County DEEDWARR
Recvd: 01/21/04 09:49 2pgs
Fees:13.00 Taxes:462.13

20040121-0007813

Witness my hand this 5th day of January, 2004.

Rebecca Riley, Trustee of The 1012 Nesbitt Lane Land Trust

By: Rebecca Riley, as trustee
Rebecca Riley, Trustee of The 1012 Nesbitt Lane Land Trust

Rebecca Riley, Trustee of The 1012 Nesbitt Lane Land Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of January, 2004, before me, personally appeared Rebecca Riley as trustee of the 1012 Nesbitt Lane Land Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notorial seal.

NOTARY PUBLIC
My commission Expires:

