23-1134

Register Return to:
Land Title South, Inc.
~~501 Corporate Centre Dr.~~
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 02/04/04 13:48 2pgs
Fees:13.00 Taxes:884.30

20040204-0013747

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **January, 2004** by and between **Jeffrey B. Daniels and Janet Greer Daniels** , herein after referred to as GRANTOR, and **Michael Machen and Elizabeth Machen** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 17 on the plan of Phase I of Thrible Springs Estates, as shown on plat of record in Plat Book 6900, Page 313, in Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jeffery B. Daniels and wife Janet Greer Daniels by Warranty Deed form Andrew G. Rucker, Sr and wife Sarah V. P. Rucker dated January 10, 1994 recorded in Book 9220, Page 451, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1) All matters appearing on the plan of Thrible Springs Estates, of record in Book 6900, Page 313, the Register's Office for said County.

2) Restrictions contained in instrument of record in Book 7231, page 59, Book 8655, Page 48, and Book 8676, Page 537, Register's Office for said County.

3) By-Laws of record in Book 7231, Page 100, Register's Office for said County.

4) All easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 600 Andrew Rucker Lane, Nashville,TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will ~~forever~~ warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jeffrey B. Daniels
Signature of Seller

Janet Greer Daniels
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jeffrey B. Daniels**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **27th** day of **January, 2004.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Janet Greer Daniels**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **27th** day of **January, 2004.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Name and Address of Property Owner:
Michael Machen and Elizabeth Machen
905 Marvin Layne Road, Mt Juliet, TN 37122

Send Tax Statements to:
Mortgage Lenders Network USA, Inc
213 Court Street, Middletown, CT 06457

Map and Parcel--161-14-0-A 017.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$239,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **January, 2004.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

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