Davidson County DEEDWARR
Recvd: 02/05/04 14:59 2 pgs
Fees:13.00 Taxes:388.50

20040205-0014354

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE JANUARY 30, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/11/06

(AFFIX SEAL)

LOUISE N. TURPIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Duffy	Union Planters Bank, N. A.	Map 44, Group 11, Parcel 131
611 Lawrence Street	2019 Richard Jones Road, Ste 300	
Old Hickory, Tennessee 37138	Nashville, TN 37215	
(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, **PAUL N. NIELSEN AND WIFE, VALERIE R. NIELSEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS J. DUFFY AND WIFE, PATTI S. DUFFY** , 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. 76, Section A, Village of Old Hickory, as of record in Plat Book 1424, Page 68 Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Paul N. Nielsen, unmarried by deed of record from James C. Butler, Sr. dated March 1, 1999 and recorded March 9, 1999 of record in Book 11376, Page 939, Register's Office, Davidson County, Tennessee.
Valerie R. Nielsen, spouse of Paul N. Nielsen, herein joins to convey any and all rights and interests she may have, if any.
This is the same property as in previous deed of record.
This conveyance is subject to Notes on the Plat of record in Plat Book 1424, Page 68, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 611 Lawrence Street, Old Hickory, TN 37138

(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 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 my/our hand(s) this January 30, 2004.

Paul N. Nielsen

Paul N. Nielsen

Valerie R. Nielsen

Valerie R. Nielsen

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Paul N. Nielsen, and wife, Valerie R. Nielsen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this January 30, 2004

Commission expires: 3/11/06

Louise N. Turpin

Notary Public

LOUISE N. TURPIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE