return to:

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027
400053

Davidson County DEEDWARR
Recvd: 02/18/04 09:42 2pgs
Fees:13.00 Taxes:597.45
20040218-0018424

WARRANTY DEED

EMILY H. PROPHET
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th February, 2004

Notary Public

My Commission Expires: 1-26-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Joshua D. WILLEFORD and Lori B. WILLEFORD 5010 Marchant Drive Nashville, TN 37211	Chase Manhattan Mortgage Corp. 5409 Maryland Way, Suite 202 Brentwood, TN 37027	147-09-0-038.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good valuable consideration, the receipt of which is hereby acknowledged, We, **Daryl C. Walny, unmarried**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Joshua D. WILLEFORD and Lori B. WILLEFORD, husband and wife**, hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Tract 1

Land in Davidson County, Tennessee, being Lot 106 on the Map of Crievewood Subdivision, of record in Book 2331, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal descritpion.

Tract 2

Land in Davidson County, Tennessee, being reserved parcel in the rear of Lots No. 105 to 107 on the Map of Crievewood Subdivision of record in Book 2331, page 99, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daryl C. Walny, unmarried, from Frank G. Hughes and Wife Mary L. Hughes of record in Book 11113, page 442, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Property taxes for the year 2004, a lien which is not yet due and payable

Subject to the plat of record in Book 2331, page 999, Register's Office for Davidson County, Tennessee.

Easement of record in Book 5055, page 491 and Book 5618, page 197, Register's Office for Davidson County, Tennessee.

Restrictions, Covenants and Conditions of record in Book 2491, page 278, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as: **5010 Marchant Drive, Nashville, TN 37211**

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 person 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 HAND 12th day of February, 2004.

GRANTOR:

Daryl C. Walny

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Daryl C. Walny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 12th day of February, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/2/05

WILLIAMSON COUNTY, TN
THOMAS SIDWELL
Notary Public At Large