

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-5-2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 615 Main Street P.O. Box 60429, Nashville, TN 37206

file # 43

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia A. Guthrie	Chase Manhattan Mortgage Corporation	Map 070 03 0 Group A Parcel 036.00 CO
(NAME) 2905 Nocturne Forest Drive	(NAME) P. O. Box 79046	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Phoenix, AZ 85062-9046	
(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,

CUMBERLAND BUILDERS, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PATRICIA A. GUTHRIE,

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 Lots 36 on the Final Plat, Phase II, Nocturne Forest, of record by Instrument No. 20000602-0055004, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Cumberland Builders, Inc., by deed dated 7/21/03 and filed for record on 7/21/03 in Instrument No.20030721-01011940, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2905 Nocturne Forest Drive, Nashville, TN 37207

(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.

Davidson County DEEDWARR
Recvd: 03/05/04 10:50 2pgs
Fees:13.00 Taxes:735.93
20040305-0025370

Witness my/our hand(s) this 27th day of February, 2004.

Cumberland Builders, Inc.
by Cathy Hardaway, Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathy Hardaway, Vice President of Cumberland Builders, Inc., the bargainor(s), a Tennessee Corporation, 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 by signing the name of Cumberland Builders, Inc. by Cathy Hardaway, Vice President.

Witness my hand and official seal at Nashville , Tennessee this 27th day of February, 2004

Commission expires: 6-5-2006

Notary Public

PATSI B. SHEGOG NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE