Return to: B-3964

Return To:

Jack Case Wilson Title Assoc.
7100 Executive Ctr. Dr., #150
Brentwood, TN 37027

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 03/22/04 15:00 2pgs
Fees:13.00 Taxes:480.63
20040322-0032285

W & I Ref:(_____) Title No: 45408
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel Temple Melissa Temple 227 Cedarview Drive Antioch, Tennessee 37013	GMAC Mortgage Corporation 100 Witmer Road Horsham, PA 19044

TAX MAP-PARCEL NUMBERS: 173-01-080

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$129,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David R. McHenry and spouse, Amelia Kram McHenry**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Melissa L. Temple*

hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*and husband Daniel W. Temple

Land in Davidson County, Tennessee, being Lot No. 72 on the plan of Section 1 Monte Carlo Estates of record in Book 4675, page 68, Register's Office for said County.

Being the same property conveyed to David R. McHenry and wife, Amelia Kram McHenry by deed from Carole B. Starr, unmarried of record in Book 11523, page 163, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675 Page 68, said Register's Office, which Plan shows a 30 foot minimum building setback line from Cedarview Drive and a 10 foot easement for public utility and drainage purposes along the broken rear line(s) and a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot.

This is improved property, known as: 227 Cedarview Drive, Antioch,, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of March, 2003.

David R. McHenry

Amelia Kram McHenry

State of TENNESSEE
County of WILLIAMSON

On this 11th day of March, 2003 , before me the undersigned authority, personally appeared David R. McHenry Amelia Kram McHenry , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $129,900.00

Affiant

Sworn and subscribed before me this the 11th day of March, 2003

My Commission Expires: 4/16/06

Notary Public JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE