Davidson County DEEDWARR
Recvd: 03/23/04 11:56 2pgs
Fees:13.00 Taxes:778.85

20040323-0032608

WARRANTY DEED

P-CBB-03-709

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,500.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF January, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce Walker		
709 Gleniris Ct	(NAME) Same	142-13-A-151.00
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS)	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

KMD For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBIN J. DIETERICH AND WIFE, KATHY ~~R.~~ M. DIETERICH, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BRUCE WALKER AND WIFE, LISA WALKER, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 151 on the Plan of Riverside, Phase 2, a Planned Unit Development, as shown on the Resubdivision of Lots 151 and 152 of Riverside, as of record in Plat Book 8250, page 407, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robin J. Dietrich and wife, Kathy M. Dietrich by Deed from Rockford Realty & Construction Company, Inc. of record in Deed Book 9952, page 578, Register's Office for said County, executed on February 15, 1996 and filed on February 20, 1996.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 709 Gleniris Ct, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (Cty 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 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 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 8th day of January, 2003.

Robin J. Dieterich

Kathy M. Dieterich

Kathy ~~R.~~ M. Dieterich

KMD

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Robin J. Dieterich and wife, Kathy R. Dieterich, 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 Brentwood, Tennessee, this 8th day of January, 2003.

My Commission Expires: 1/26/05

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 8th day of January, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800