Davidson County DEEDWARR
Recvd: 04/05/04 08:18 2pgs
Fees:13.00 Taxes:658.60

20040405-0037816

WARRANTY DEED

B-ERA-04-7492

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

CARRIE A. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise Lepselter	GN Mortgage, LLC	
7492 Stacy Dr. (ADDRESS)	(NAME) 2606 Corporate Avenue, Suite 215 (ADDRESS)	142-2-20
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38132 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GENE L. WIDENER AND WIFE, ALVAH J. WIDENER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DENISE LEPSELTER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Cross Timbers, Section 2, of record in Plat Book 3700, Page 92, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gene L. Widener and wife, Alvah J. Widener by Deed dated July 12, 1984 and filed for record on July 13, 1984 in Book 6337, Page 4, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 4064, Page 909, Book 4318, Page 652 and Book 5425, Page 362, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 7492 Stacy Dr., Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of March, 2004.

Gene L. Widener

Alvah J. Widener

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gene L. Widener and Alvah J. Widener, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2004.

Notary Public

My Commission Expires: 11-24-07

(SEAL)

CARRIE ANN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903