Davidson County DEEDWARR
Recvd: 04/06/04 09:37 3 pgs
Fees:18.00 Taxes:216.82

20040406-0038698

WARRANTY DEED

B-JOHN-04-0157

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,600.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GLEAVES 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
Robin Minnerly	Wells Fargo Home Mortgage, Inc	
157 Sheila Dr.	(NAME) 4456 Corporate Lane Ste 100	162-3-414
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Virginia Beach, VA 23462	
(CITY) (STATE) (ZIP)	(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 PETER DYER UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBIN MINNERLY 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. 39 on the Plan of Haywood Forest Subdivision of record in Book 5050, Page 2, Revised in Book 5200, Page 2 Register's Office for said County to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Wanda Adams and Peter Dyer, Mother & Son by Deed recorded on August 26, 1986 in Book 6959, Page 674, Register's Office for said County, Tennessee. Said Wanda Adams having since died (November 7, 1995).

Said Warranty Deed is being re-recorded in Instrument#_____, Register's Office for said County, due to a vesting error by previous Settlement Agent.

See attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as 157 Sheila Dr., Antioch, Tennessee 37013
(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 15th day of March, 2004.

Peter Dyer
Peter Dyer

STATE OF Tennessee

COUNTY OF Davidson

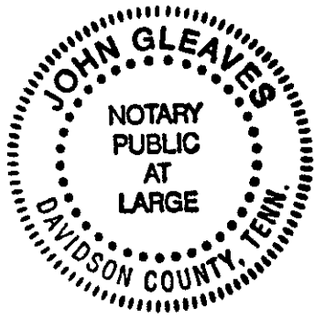
I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Peter Dyer unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of March, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Exhibit "A"

Said Deed as of record in Book 6959, Page 674 has been Re-recorded in Instrument# **20040405-0037773** pursuant to an Affidavit that was filed in Instrument# **20040405-0037772**, Register's Office for said County.

Also Being the same property conveyed by Quitclaim Deed from Vanessa Dyer Wright to Peter Dyer as of record in Instrument# **20040405-0037774**, Register's Office for said County.

Also Being the same property conveyed by Quitclaim Deed from Vonda Charlene Whited to Peter Dyer as of record in Instrument# **20040405-0037775**, Register's Office for said County.

Also Being the same property conveyed by Quitclaim Deed from Paul Dyer to Peter Dyer as of record in Instrument# **20040405-0037776**, Register's Office for said County.

Also Being the same property conveyed by Quitclaim Deed from Vaughn Bradley Dyer to Peter Dyer as of record in Instrument# **20040405-0037777**, Register's Office for said County.

Also Being the same property conveyed by Quitclaim Deed from Vernon Clifford Dyer to Peter Dyer as of record in Instrument# **20040405-0037778**, Register's Office for said County.