File #200450106

Return To:
File Box 9B
First Title & Escrow
#22518

Davidson County DEEDWARR
Recvd: 04/06/04 11:08 2pgs
Fees:13.00 Taxes:538.35

20040406-0038824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Williams and Bruce Donelson	GreenPoint Mortgage Funding	Map & Parcel 108-04-58
(NAME) 305 Conifer Place	(NAME) 5032 Parkay Plaza Blvd., #100	Map & Parcel 109-01-32C
(ADDRESS) Nashville TN 37214	(ADDRESS) Charlotte, NC 28217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **CURTIS B. FRIEDHOLDT, AND WIFE JUDITH L. FRIEDHOLDT,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CHRIS WILLIAMS, UNMARRIED BRUCE DONELSON, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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:

TRACT NO. 1:

Land in Davidson County, Tennessee, being all of The "Massey Cemetery", on the Plan of Resubdivision of Lots 70 thru 90, Lots 92 thru 97, Lots 138 thru 145, Lots 179 thru 181, Lot 192, Lots 194 thru 197, Lots 203 thru 206, and Lots 238 thru 240, Section Two, Larchwood, as shown by plat appearing of record in Plat Book 5200, Pages 207-208 and amended by Surveyor's Certificate of Correction of record in Book 5617, Page 208, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Curtis B. Friedholdt and wife, Judith L. Friedholdt by Warranty Deed dated November 27, 1996 of record in Book 10276, Page 133, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

Land in Davidson County, Tennessee, being all of Lot No. 93 on the Plan of Resubdivision of Lots 70 thru 90, Lots 92 thru 97, Lots 138 thru 145, Lots 179 thru 181, Lot 192, Lots 194 thru 197, Lots 203 thru 206, and Lots 238 thru 240, Section Two, Larchwood, as shown by plat appearing of record in Plat Book 5200, Pages 207-208 and amended by Surveyor's Certificate of Correction of record in Book 5617, Page 208, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Curtis B. Friedholdt and wife, Judith L. Friedholdt by Warranty Deed dated November 27, 1996 of record in Book 10276, Page 135, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictive Covenants of record in Book 5479, Page 443, and revised in Book 5681, Page 532 and amended in Book 5688, Page 696, and further revised in Book 6011, Page 130; Sanitary Sewer Easement of record in Book 4868, Page 616 and Book 5569, Page 99, any and all matters shown on plat of record in Plat Book 5200, Pages 207-208 and amended by Surveyor's Certificate of Correction of record in Book 5617, Page 208; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 305 Conifer Place, Nashville, TN 37214
(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 and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Witness our hands this 31st day of March, 2004.

Curtis B. Friedholdt

Judith L. Friedholdt

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Curtis B. Friedholdt, and wife Judith L. Friedholdt who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

~~Mail After Recording To:~~
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076