184
Bk 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/04 08:24 2pgs
Fees:13.00 Taxes:196.10

20040414-0041640

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER OR VALUE OF PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $53,000.00

Affiant

Subscribed and sworn to before me this 7 day of April, 2004

Notary Public
My Commission expires 8/20/06

ANDREW M. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
James A. Judkins	SAME	043-09-041.00
210 Wiley Street		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **National Tax Assistance Corp.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James A. Judkins, unmarried,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 48 on the plan of Overlook Estates, Block A, of record in Book 8443, page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to National Tax Assistance Corp., by Final Decree Confirming Sale from Dorsey E. Rudd, on October 12, 2000, of record in Instrument Number 20010112-0004061, Register's Office for Davidson County, Tennessee. Judgment of Suit to Quiet Title of record in Davidson County Chancery Court, Case Number III-02-1328 and recorded in Instrument Number 20040405-0037991, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 843, page 105, Register's Office Davidson County, Tennessee.

This is improved property known as: **210 Wiley Street, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 7, 2004.

National Tax Assistance Corp.

By

STATE OF Pennsylvania

COUNTY OF Allegheny

On this 7th day of April, 20_____, before me, appeared Chip Staley, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the duly authorized of NTAC, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Chip Staley, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Mary C. Bennett

NOTARY PUBLIC

My Commission Expires:

_____

MARY C. BENNETT COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary C. Bennett, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Feb. 4, 2008
Member, Pennsylvania Association Of Notaries