Davidson County DEEDWARR
Recvd: 04/14/04 13:59 2pgs
Fees:13.00 Taxes:288.60

20040414-0042101

FILE BOX 45

WARRANTY DEED

The actual consideration or value for this transfer is $ 78,000.00 .

Connie Hooper
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 26th day of MARCH , 2004.

Patricia Nicholls
NOTARY PUBLIC

My Commission Expires: 1/29/05

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#04020008

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Jennifer ~~Paige~~ White 1407 Overton Street Old Hickory, TN. 37138	Leader Mortgage, LLC 4456 Corporation Lane Suite 300 Virginia Beach VA 23462	533- 03 / 265.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Jennifer Paige White, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **HEATHER GREEN**, un-married, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

JENNIFER ~~PAIGE~~ WHITE, the GRANTEE herein, her heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot No. 152 on the plan of Section "B", Village of Old Hickory, of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Heather~~/ Green~~ ~~Green~~, unmarried by Warranty Deed from Karen L. Darlington-Aldridge and husband, Michael Aldridge of record as instrument 20000714-0069517, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:
2004 Property taxes are to be prorated and assumed by the GRANTEE.
Subject to all matters shown on the Plan of record in Book 1424, page 67, said Register's Office; Utility, Telephone, and Transmission easements of record in Book 576, page 664; Book 626, page 556; Book 662, page 743; and Book 735, page 419, all in the Register's Office for Davidson County Tennessee.

This is improved property known as: 1407 Overton Street, Old Hickory, TN. 37138.

Witness my hand this 26 day of MARCH , 2004.

Heather Green
Heather Green

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV a Notary Public in and for said County and State, the within named Heather Green 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 Old Hickory Tennessee this 26 day of MARCH, 2004.

NOTARY PUBLIC

My Commission Expires: 3-27-04

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

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WARRANTY DEED

From: Heather Green
un-married

To: Jennifer Paige White
un-married

Property:

1407 Overton Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
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