File #20042011

Davidson County DEEDWARR
Recvd: 04/15/04 15:17 2 pgs
Fees:13.00 Taxes:481.00

20040415-0042657

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Tammy Harbuck

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2004.

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda B. Walp	Columbia National, Inc.	Map: 135-16-40.00
(NAME)	(NAME)	
2629 Timberland Dr.	P.O. Box 3050	Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Columbia, MD 21045--6050	
(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, **RICHARD SANDSTROM MARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **RHONDA B. WALP, UNMARRIED** 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:

Land in Davidson County, Tennessee, being all of Lot No. 572, on the Plan of Section 13, Edge-O-Lake Estates, as shown by plat appearing of record in Plat Book 4175, Page 33, 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 Conseco (CSF) by Trustee's Deed dated March 12, 2003 of record in Instrument No. 20030407-0045489 and being further conveyed to Richard Sandstrom, married by Warranty Deed dated October 24, 2003 of record in Instrument No. 20031030-00159830, Register's Office for Davidson County, Tennessee.

This property is investment property and is not now, nor has ever been the marital residence of Richard Sandstrom or his spouse, Judy K. Sandstrom.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 4268, Page 302, any and all matters shown on plat of record in Plat Book 4175, Page 33; 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 2629 Timberland Dr., Nashville, TN 37217
(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.

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 14th day of April, 2004.

Richard Sandstrom

Richard Sandstrom

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Richard Sandstrom who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of April, 2004.

Notary Public

My Commission Expires:



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064