Davidson County DEEDWARR
Recvd: 04/22/04 13:32 2pgs
Fees:13.00 Taxes:427.35
20040422-0045840

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of April, 2004.

Notary Public

My Commission Expires: 11-22-05

WILLIAMSON COUNTY NOTARY PUBLIC LARGE DONALD R. BARRETT

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Rebecca L. Deel and Levia R. Deel
3404 Towneship Road
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Century 21 Mortgage
P.O. Box 5954
Springfield, OH 45501-5954

MAP-PARCEL NUMBERS:
150-10-0-069.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Keith Lovell and wife, Melissa A. Lovell** hereinafter referred to as Grantors, hereby transfers and conveys to **Rebecca L. Deel and Levia R. Deel**, wife and husband, hereinafter referred to as 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 Lot No. 279 on the Plan of Towne Village of The Country, Section III, of record in Plat Book 5200, page 268, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Keith Lovelll and wife, Melissa A. Lovell by Warranty Deed from Melissa Stearns and husband, Sean Stearns of record in Book 10690, page 423, Register's Office for Williamson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 268, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5635, Page 545, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3404 Towneship Road, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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. 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 hand this 19th day of April, 2004.

Keith Lovell

Keith Lovell

Melissa A. Lovell

Melissa A. Lovell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Lovell and wife, and Melissa A. Lovell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of April, 2004.

Notary Public

My Commission Expires: 11.2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

10109-BP