Davidson County DEEDWARR
Recvd: 05/03/04 14:51 2pgs
Fees:13.00 Taxes:1028.60

20040503-0050176

(1)

BK 36
20043

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

John F. Riley, et ux	~~Countrywide Home Loans~~	Map 115-4
724 Richfield Drive	SAME	Parcel 29
Nashville, TN 37205		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Robert E. Lehning, Jr. and wife, Donna E. Lehning** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **John F. Riley and wife, Jamie E. Riley** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Brook Meade, Section V, as of record in Book 2133, page 102, Register's Office for said County.

Said Lot No. 155 fronts 123 feet on the northeasterly side of Richfield Drive and runs back between lines, 332.4 feet on the northwesterly line and 330.8 feet on the southeasterly line to a dead line in the rear on which it measures 123 feet.

Being the same property conveyed to Robert E. Lehning, Jr. and wife, Donna E. Lehning, by deed from Catherine L. Vanderen dated September 19, 2003, of record in Instrument Number 20030922-0139998, dated September 22, 2003, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. The Plan, with Owner's Certificate, of record in Plat Book 2133, page 102, said Register's Office.
3. Any and all restrictions and easements of record.

This is improved property commonly known as 724 Richfield Drive, Nashville, Tennessee 37205.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $278,000.00.

Donna Byker
Affiant

Subscribed and sworn to before me this 30TH day of April, 2004.

Joseph V. Ferrelli
Notary Public

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of April, 2004.

ROBERT E. LEHNING, JR.

DONNA E. LEHNING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert E. Lehning, Jr. and Donna E. Lehning, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of April, 2004.

Notary Public

My Commission Expires:_____

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004