WARRANTY DEED

Return To:
First Title & Escrow
File Box 9B
#22424

Davidson County DEEDWARR
Recvd: 05/04/04 08:30 2pgs
Fees:13.00 Taxes:620.68

20040504-0050305

STATE OF TENNESSEE
COUNTY OF ~~XXXXXXXXXX~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 167,750.00

Mary Louise Bone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
22nd DAY OF April, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

THIS INSTRUMENT WAS PREPARED BY
Key Title & Escrow Services, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy M. Bone	SunTrust Mortgage, Inc.	149-7-A-118
(NAME)	(NAME)	
633 Cadogan Court	201 Fourth Avenue North 7th floor	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, New Century Properties, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy M. Bone and wife, Mary Louise Bone

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 Lot No. 118 on the Plan of Chelsea Village, of record in Plat Book 7900, page 119, 120 and 121 and Amended in Plat Book 8372, page 968, to which plan reference is hereby made for a more complete description thereof.

Being a part of the same property conveyed to New Century Properties, L.L.C. by deed dated 2/23/00 from Farazmand Family 1994 Trust of record in Instrument No. 200003060022103, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, which have been prorated and assumed by the grantee(s) herein, and to any and all restrictions, easements, covenants, charters, and by-laws which may affect the property and are currently of record.

unimproved ( )
This is improved (X) property, known as 633 Cadogan Court, Antioch, Tennessee 37013
(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 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; and 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. 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 22nd day of April 2004

New Century Properties, LLC
By:
Melvin D. Weber, Managing Member

Melvin D. Weber

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Melvin D. Weber and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Managing Member and _____ respectively of the New Century Properties, LLC the within named bargainor, and corporation, and that he as such Managing Member and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Melvin D. Weber as such Managing Member, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tn on this the 22nd day of April, 2004 .

My commission expires 9/22/07

_____
Notary Public

CHARLES A. SULLIVANT, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires