BOOK 15

Davidson County DEEDWARR
Recvd: 05/21/04 15:14 1pgs
Fees:13.00 Taxes:436.50

20040521-0060191

WARRANTY DEED

STRECANSKY-04MT0573

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF May 2004.

Notary Public

MY COMMISSION EXPIRES: 4/23/05

LARRY N WESTBROOK NOTARY PUBLIC WILLIAMSON COUNTY TN AFFIX SEAL AT LARGE

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernard Strecansky	Cendant Mortgage Corporation	75-13-116.00
(NAME)	(NAME)	
3851 Bonnacreek Drive	3000 Leadenhall Road	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ERIKA LYNNE VANDEVENTER,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BERNARD STRECANSKY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

**unmarried

Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of Hermitage Hills, Section Three, of record in Book 2900, Page 97, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kyle A. Vandeventer and wife, Erika L. Vandeventer by deed from Thomas Luipersbeck, dated August 27, 1996, filed August 28, 1996, of record in Book 10170, Page 219, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Erika L. Vandeventer by quitclaim deed from Kyle A. Vandeventer, dated September 15, 2000, filed November 7, 2000, of record in Instrument No. 20001107-0110744, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3851 Bonnacreek Drive, Hermitage, Tennessee 37076
(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/our hand(s) this 20th day of May, 2004.

Erika Lynne Vandeventer

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Brooke Garrett, a Notary Public in and for said County and State, the within named Erika Lynne Vandeventer, 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 Hermitage, Tennessee, this 20th day of May, 2004.

My Commission Expires:

BROOKE GARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 22, 2007