39-B

Davidson County DEEDWARR
Recvd: 05/25/04 14:11 2pgs
Fees:13.00 Taxes:443.63
20040525-0061387

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201
MCTE00000691

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by KERRY L. LOY, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, ANTHONY CHERRY and JAMES HIGGINS, has bargained and sold, and by these presents do transfer and convey unto the said KERRY L. LOY, her heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 25, Durrett Drive on the Plan of Whispering Hills Subdivision, of record in Plat Book 2331, page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Anthony Cherry and James Higgins by Substitute Trustee's Deed from Priority Trustee Services, LLC, Substitute Trustee, of record as Instrument No. 20040519-0058602, Register's Office for Davidson County, Tennessee.

This is improved ☒ property known as **607 Durrett Drive, Nashville, TN 37211**

unimproved ☐

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said KERRY L. LOY, her heirs and assigns, forever. And it does covenant with the said KERRY L. LOY, that she is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, their heirs and representatives, to warrant and forever defend the title to said land to the said KERRY L. LOY, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 19th day of May, 2004.

ANTHONY CHERRY

JAMES HIGGINS

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor(s), **ANTHONY CHERRY and JAMES HIGGINS,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 19th day of May, 2004.

NOTARY PUBLIC

RICK PILIPONIS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires OCT. 13, 2004

My Commission Expires: 10-13-04

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $119,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 19th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 7-30-05

MAP 147-10
PARCEL 96.00

ADDRESS OF NEW OWNERS:
KERRY L. LOY
607 Durrett Dr.
Nashville, TN 37211

SEND TAX BILLS TO:
America's Wholesale Lender
PO Box 660694
Dallas, TX 75266-0694