Davidson County DEEDWARR
Recvd: 06/01/04 13:36 1pgs
Fees:13.00 Taxes:647.13

20040601-0063855

WARRANTY DEED

HANSEN-04MT0600

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-16-05

(AFFIX SEAL)

VIRGINIA L. BOYD NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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
Randolph Hansen and wife, Terrie Hansen	Bank of America	86-04-0-A-016.00-C(
(NAME)	(NAME)	
304 Oakcrest Court	9000 Southside Blvd.	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Jacksonville, FL 32256	
(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, BRIAN P. LADEN AND NANCY B. LADEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RANDOLPH HANSEN AND WIFE, TERRIE HANSEN, 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:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Phase 1-B, Oakcrest Subdivision, of record in Plat Book 6900, Page 385, 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 Brian P. Laden and wife, Nancy B. Laden by deed from Orville J. Ellwanger and Mavis Imogene Ellwanger, Trustees, Orville and Mavis Ellwanger Trust dated January 4, 2000, dated March 26, 2001, filed March 29, 2001, of record in Instrument No. 20010329-0030405, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 304 Oakcrest Court, 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 27th day of May, 2004.

Brian P. Laden

Brian P. Laden

Nancy B. Laden

Nancy B. Laden

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 Brian P. Laden and Nancy B. Laden, 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 27th day of May, 2004.

My Commission Expires:

Brooke Garrett

Notary Public

BROOKE GARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007