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Davidson County DEEDWARR
Recvd: 06/29/04 09:26 2pgs
Fees:13.00 Taxes:504.90
20040629-0076826

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$136,460.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE DAY OF **JUNE, 2004**.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WESLEY P. DRIVER, ET UX	Countrywide Home Loans	**135-14A-130**
(NAME) **613 MT. HOOD DRIVE**	(NAME) PO Box 660694	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS) Dallas, TX 75266-0694	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, NEIL W. FINNELL AND WIFE, ABBY NONA-FINNELL, FORMERLY KNOWN AS ABBY J. NONA,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WESLEY P. DRIVER AND WIFE, MICHELLE T. DRIVER,** 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. 130 on the Plan of Pinnacle Point Subdivision, Phase III of record in Plat Book 6900, page 391, 392 and 393, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Neil W. Finnell and Abby J. Nona, unmarried persons as joint tenants with right of survivorship by deed from Stephan S. Foust and Karen Ann Krieger of record in Book 10670, page 318, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 6900, pages 391-393, declaration of covenants, conditions and restrictions of record in Instrument Number 20010504-0046048, Instrument Number 20010504-0046047, and in Book 10097, page 390 and any and all other easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Abby J. Nona, Abby Nona-Finnell, and Abby J. Nona-Finnell are one and the same person.
Neil W. Finnell and W. Neil Finnell are one and the same person.

Unimproved ( )
This is improved(X) property, known as **613 MT. HOOD DRIVE, ANTIOCH, TN 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 assigns forever; and we do covenant with the said GRANTEES that we am 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 our hands this 18TH day of **JUNE, 2004**.

Neil W Finnell
NEIL W. FINNELL

Abby Nona Finnell
ABBY NONA-FINNELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NEIL W. FINNELL AND ABBY NONA-FINNELL,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of JUNE, 2004.

My commission expires: **September 22, 2007**

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.