03

Realty Title
48-A

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Charles William Andree, II
23 Lymington Court
Brentwood, Tennessee 37027

SEND TAX BILL TO:
New Owner

MORTGAGEE:
New Owner
_____
_____, _____ _____

MAP 160-11
GROUP A
PARCEL 25.00

Davidson County DEEDWARR
Recvd: 06/29/04 11:20 2pgs
Fees:13.00 Taxes:1357.90
20040629-0076982

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jennie W. Perdue, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Charles William Andree, II and wife, June F. Andree**, 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. 25 on the Plan of Phase II, III and IV, Hemmingwood, of record in Plat Book 6900, page 7 & 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Jennie W. Perdue, unmarried by deed from Kevin B. Smith and wife, Karen D. Smith of record in Book 11032, page 914, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 23 Lymington Court, Brentwood, Tennessee 37027.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 the 22nd day of June, 2004.

Jennie W. Perdue

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jennie W. Perdue, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of June, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson Notary

The actual value or consideration, whichever is greater, for this transfer is $[illegible].

AFFIANT

DIANNE K. HAHN NOTARY PUBLIC WILLIAMSON CO. TN

Subscribed and sworn to before me on this 22nd day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 3/14/05