Davidson County DEEDWARR
Recvd: 07/06/04 09:03 2pgs
Fees:13.00 Taxes:697.45

20040706-0079654

WARRANTY DEED

SUMMIT-PT-04-1016

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,500.00

Affiant

Subscribed and sworn to before me this 18th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-25-06

(AFFIX SEAL)

STEPHANIE M. DENNIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian M. Baker	CIX Mortgage Company, LLC (NAME)	
1016 Cobble Place	P.O. Box 199113	172-15-A-112.00CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Dallas, TX 75201	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID D. WILLIAMS AND MADELINE C. WILLIAMS, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BRIAN M. BAKER, UNMARRIED AND RYAN NICHOLS, UNMARRIED,

, hereinafter called the Grantees, 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. 57, on the plan of Section Eight, Holt Woods, of record in Book 9700, page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David D. Williams, a married person, by deed from Jeffrey W. Tyler and wife, Brenda R. Tyler, dated January 3, 2002, of record in Instr.#: 20020107-0002406, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated April 1, 2003, of record in Instr.#: 20030414-0049143, said Register's Office, the subject property was conveyed to David D. Williams and Madeline C. Williams, husband and wife.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1016 Cobble Place, Nashville, Tennessee 37211
(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 18th day of June, 2004.

David D. Williams

Madeline C. Williams

By D D Williams: ATTY IN FACT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named David D. Williams , 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 Nashville, Tennessee, this 18th day of June, 2004.

My Commission Expires: 1/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of June, 2004, before me personally appeared **David D. Williams** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Madeline C. Williams** and acknowledged that she executed the same as her free act and deed by virtue of that Specific Power of Attorney recorded in Instrument No. 20040706-0079653, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 18th day of June, 2004.

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 1/26/05

RETURN TO:
PRESTIGE TITLE, LLC
1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027
615-515-6800