Davidson County DEEDWARR
Recvd: 07/07/04 15:15 2pgs
Fees:13.00 Taxes:523.55

20040707-0080838

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **2nd** day of **July, 2004** by and between **Daniel Maag and wife, Lori Maag** , herein after referred to as GRANTOR, and **Tammy Turner** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Hermitage,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 19 on the Plan of Hermitage Estates, Section 5, as of record in Plat Book 4175, Page 67, Register's Office for Davidson County, Tennesee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel Magg by Warranty Deed from E. Richard Sams and wife, Gerry M. Sams, dated October 19, 2001 of record in Instrument Number 20011102-0120107, Register's Office for Davidson County, Tennessee.
This conveyance is subject to the following:

1) Restrictions contained in instrument of record in Book 4175, page 67, Register's Office for said County.

2) All easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 315/317 Manaco Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Daniel Maag
Signature of Seller

Lori Maag
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Daniel Maag and wife, Lori Maag**, the within named bargainors, 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, at office, this **2nd** day of **July, 2004.**

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

MY COMMISSION EXPIRES AUGUST 22, 2005

Notary Public

My Commission Expires: _____

Name and Address of Property Owner:
Tammy Turner
315/317 Manaco Drive, Hermitage, TN 37076

Send Tax Statements to:
CountryWide Home Loans
2021 N. Gallatin Road, Suite 292, Madison, TN 37115

Map and Parcel--075.06-122.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$141,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Judith Kay Adkins
Affiant

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **July, 2004.**

Sharon L. Riney
Notary Public

My Commission Expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
24-1-268