WARRANTY DEED

Return To:
First Title & Escrow
File Box 9B
#23054

Davidson County DEEDWARR
Recvd: 07/09/04 14:13 2pgs
Fees:13.00 Taxes:773.30

20040709-0081981

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$209,000.00**

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2004.

Notary Public

My commission expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. (AFFIX SEAL)

My Commission Expires NOV. 24, 2007

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ryan George	First Tennessee Bank	**Map 103-6, Parcel 119.00**
508 Brookvale Terrace	2525 West End Avenue, #300	
Nashville, TN 37209	Nashville, TN 37203	

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,

Craig Thieling and wife, Amy E. Thieling

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan George, married

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. 40 on the Plan of Brookside Courts Addition No. 2, of record in Plat Book 1835, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Craig Thieling and wife, Amy E. Thieling by Deed from Wynelle R. Sanders and husband, James J. Sanders, Jr., of record in Instrument No. 20010508-0047599, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Amy E. Thieling, pursuant to a Power of Attorney executed by same on the 21st day of June, 2004, of record in Instrument NO. 20040709-0081980, Register's Office for Davidson County, Tennessee.

This is Improved (__X__) Unimproved (____) property, known as: **508 Brookvale Terrace, Nashville, TN 37209**

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 convenant 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 **25th** day of **June, 2004.**

Craig Thieling

Amy E. Thieling

Amy E. Thieling

By: CJ Thieling Atty in fact

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 **Craig Thieling.** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **June, 2004.**

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, DAVIDSON COUNTY ss:

On this 25th day of June, 2004, before me personally appeared **Craig Thieling**, to me known to be the person who executed the foregoing instrument in behalf of **Amy E. Thieling**, and acknowledged that he executed the same as the free act and deed of the said **Amy E. Thieling**.

Witness my hand and seal at the office of Nashville, Tennessee, this 25th day of June, 2004.

My Commission Expires: 5/30/07

Notary Public

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.