WARRANTY DEED

2004-1250

Davidson County DEEDWARR
Recvd: 07/12/04 12:43 1pgs
Fees:13.00 Taxes:358.90

20040712-0082573

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

James Rocky Noble
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: February 28, 2005
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DORIS M. FREEMAN
SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
P. O. Box 1826, Hendersonville, TN 37077-1826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Rocky Noble	GUARANTY TRUST COMPANY	43-6-276. 11D G1259
(NAME)	(NAME)	
532 Singer Drive	P. O. BOX 1218	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	MURFREESBORO, TN 37133-1218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, ***Melvin E. Shoaf Jr. and wife, Peggy B. Shoaf***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ***James Rocky Noble and wife, Jennifer Ann Noble***, 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:

Being Lot No. 186 on the Plan of Madison Park, Section 6, of record in Book 4300 at page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 186 fronts 62 feet on the northerly margin of Singer Drive and extends back 136 feet on the easterly line and 135.2 feet on the westerly line, to a line in the rear measuring 62 feet thereon., and further described in Book 4300 at page 58, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melvin e. Shoaf, Jr. and wife, Peggy B. Shoaf by deed dated June 25, 1979 and recorded in Book 5465 at page 624, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and thereafter and easements and restrictions of record.

This is improved X unimproved ☐ property, known as 532 Singer Drive, Madison, TN 37115

(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 our hands this 9th day of July, 2004.

Melvin E. Shoaf Jr.

Peggy B. Shoaf

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Melvin E. Shoaf, Jr. and Peggy B. Shoaf, the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 9th day of July, 2004.

Notary Public

NOTARY PUBLIC AT LARGE
DORIS M. FREEMAN
SUMNER COUNTY, TENNESSEE

My Commission Expires: 2/28/05