Davidson County DEEDWARR
Recvd: 07/21/04 08:39 1pgs
Fees:13.00 Taxes:869.50

20040721-0086893

WARRANTY DEED

DOES-04MT0617

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF July, 2004.

(Affix Seal) Notary Public

My Commission Expires: 7/23/06

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mark D. Does	Wells Fargo Home Mortgage	Map 83-14
310 South 17th Street	P.O. Box 5708	Parcel 188.00
Nashville, TN 37206	Springfield, Oh 45501	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ANTHONY EMMANUEL AND WIFE, LESLEY M. EMMANUEL AND JUSTIN EMMANUEL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARK D. DOES, hereinafter called the Grantee(s), 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 the Southerly 37 feet of Lot No. 90 and Northerly 13 feet of Lot No. 91 on the Plan of Edgefield Land Company First Subdivision of record in Book 57, Page 130, said Register's Office.

Being the same property conveyed to Anthony Emmanuel and wife, Lesley M. Emmanuel, and Justin Emmanuel by deed from Shonn Tibbs, married, dated July 7, 2003, filed July 17, 2003, of record in Instrument No. 20030717-0100454, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 310 South 17th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 15th day of July, 2004 :

Anthony Emmanuel

Lesley M. Emmanuel

Justin Emmanuel

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 ANTHONY EMMANUEL AND WIFE, LESLEY M. EMMANUEL AND JUSTIN EMMANUEL, the bargainor(s), 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 and official seal at Nashville, TN, this 15th day of July, 2004.

Notary Public

My Commission Expires: 7/23/06

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.