Pattijay1@comcast.net

From: "Melissa Simballa" <MSIMBALLA@servicelinklp.com>
To: <pattijay1@comcast.net>
Sent: Monday, July 12, 2004 2:38 PM
Attach: header.htm
Subject: Gafford (TN) wd2 ....warranty deed

After Recording Return To:

Service Link 952338
4000 Industrial Boulevard
Aliquippa, PA 15001

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
2605 Enterprise Road East
Suite 155
Clearwater, Florida 33759

Davidson County DEEDWARR
Recvd: 07/28/04 09:47 3pgs
Fees:17.00 Taxes:0.00
20040728-0090051

New Owner/ Property Being Conveyed

LIESA GAFFORD
7164 Bidwell Road
Joelton, TN 37080

Send Tax Bills To:
New Owner

Map & Parcel:
14.00-201

WARRANTY DEED

This instrument, made and entered into on this the 19th day of July, 2004, by and between LIESA OATSVALL WINTERS n/k/a LIESA GAFFORD, as her sole and separate property, Grantor, and LIESA GAFFORD, a married woman, whose address is 7164 Bidwell Road, Joelton, TN 37080, Grantee.

WITNESSETH:

That for and in consideration of the sum of $ 0 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, her successors and assigns, the following described real estate:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS LOT NO. 4 ON THE PLAN OF FAITH PLACE, OF RECORD IN BOOK 7900 PAGE 292, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 4 FRONTS 150.00 FEET ON THE EASTERLY MARGIN OF BIDWELL ROAD AND EXTENDS BACK 401.66 FEET ON THE NORTHERLY LINE AND 398.35 FEET ON THE SOUTHERLY LINE TO A DEED LINE IN THE REAR, MEASURING 150.04 FEET THEREON.

BEING THE SAME PROPERTY AS CONVEYED FROM CHRISTOPHER LEE WINTERS TO LIESA OATSVALL WINTERS, AS DESCRIBED IN BOOK 10770 PAGES 15-18, RECORDED 01/27/1998, IN DAVIDSON COUNTY RECORDS.

TAX PARCEL IDENTIFICATION # 14.00-201

PROPERTY ADDRESS: 7164 Bidwell Road, Joelton, TN 37080

TO HAVE AND TO HOLD unto the said Grantee, her successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, her successors and assigns, that she has lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that she, the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set her hand and seal on this the date first above written.

Liesa Gafford

LIESA GAFFORD f/k/a
LIESA OATSVALL WINTERS

STATE OF TENNESSEE }

COUNTY OF Davidson }

Liesa Gafford FKA Liesa Oatsvall Winters

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, LIESA GAFFORD f/k/a LIESA OATSVALL WINTERS, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 13 day of July, 2004.

Patricia Jay Gould

Notary Public
My Commission Expires

PATRICIA JAY GOULD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I or We, 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 $ 0.00 _____, 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.

Liesa N. Gafford
Affiant

Subscribed and sworn to before ~~me~~ this the 13 day of July, 2004.

Patricia Jay Gould
Notary Public
My Commission Expires: 7-29-2008

Name and Address of Property Owner:
Liesa Gafford
7164 Bidwell Rd, Joelton
Tennessee, 37080

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Liesa Gafford
7164 Bidwell Rd, Joelton
Tennessee, 37080

PATRICIA JAY GOULD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.