Davidson County DEEDWARR
Recvd: 08/02/04 13:43 2pgs
Fees:13.00 Taxes:444.00

20040802-0092196

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF July, 2004.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

SUSAN RENSLEY NEWTON ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia K. Myers 2827 Lakeland Drive Nashville, TN 37214	First Franklin Financial Corp. 112 Town Park Dr., Ste G150 Kennesaw, GA 30144	Map 96.09 Parcel 208

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,

Christie Schildt f/k/a Christie Souders, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Cynthia K. Myers, 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:

BEING LOT NO. 88, ON THE PLAN OF TWIN LAWN SUBDIVISION, OF RECORD IN BOOK 2331, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BARBARA G. BARNES, UNMARRIED BY DEED FROM HENRY A. MCCORMICK AND WIFE, DORIS W. MCCORMICK, DATED MAY 23, 2000, AND OF RECORD IN INSTRUMENT NUMBER 20000530-0053132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BARBARA G. BARNES HAVING SINCE DIED, PROPERTY CONVEYED TO CHRISTIE SOUDERS BY LAST WILL AND TESTAMENT OF BARBARA G. BARNES. CHRISTIE SOUDERS HAS SINCE MARRIED AND IS NOW KNOWN AS CHRISTIE SCHILDT.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2331, Page 9, Register's Office for Davidson County, Tennessee, including but not limited to a 55' minimum building setback line along the front of said lot, a 10' utility and drainage easement along the rear of said lot, and an easement for wire overhang across the NW corner of said lot.
3) Property is subject to Restrictive Covenants contained in Book 2338, Page 511, Register's Office for Davidson County, Tennessee.
4) Property is subject to easement for encroachment of shed and carport as disclosed in Deed Book 8717, Page 812, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

The property being conveyed herein is not nor has ever been the principal residence of the Grantor herein.

This is improved property known as: 2827 Lakeland Drive, Nashville, TN 37214
(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 my hand(s) this 27 day of July, 2004.

Christie Schildt

Christie Schildt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Christie Schildt, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076