WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike. Ste 201
Nashville, TN 37214
Ph: (615) 883-5882 Fax (615) 883-7543

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$70,100.00**.

Patsy S Claude
Affiant

Subscribed and sworn to before me, this the 28th day of July, 2004.

NOTARY PUBLIC AT LARGE

Notary Public

My commission expires: 5/20/06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/02/04 15:40 2pgs
Fees:13.00 Taxes:259.37

20040802-0092325

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patsy S. Claude **Howard R. Claude**	**America's Wholesale Lender**	**162-05-0-C-019.00**
5515 Country Drive Unit D-19	**750 Old Hickory Blvd, Ste 100**	
Nashville TN 37211	**Brentwood, TN 37027**	

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 ACKNOWLEDGE, WE,

Candace E McFarlin, married

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

Patsy S. Claude and husband, Howard R. Claude

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:

A certain condominium apartment in Davidson County, Tennessee, being Town House 19 in Hickory Valley Condominiums, a horizontal property regime in Nashville, Tennessee, as shown on the Plan of Hickory Valley of record in Book 4460, page 27, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Candace E McFarlin, married, by Deed from Kathlyne Mueller, married and husband Earl Kreager, dated 10/10/1997, of record in Book 10646, page 72, Register's Office for Davidson County, TN.

James Noble McFarlin's (husband) interest has been divested to Candace E. McFarlin according to the Final Divorce Decree, filed July 9, 1998 in Book 143, Page 42-45, Docket # I-98243

This is improved (__X__) Unimproved (____) property, known as **5515 Country Drive Unit D-19, Nashville TN 37211**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 **28th** day of **July, 2004.**

Candace E McFarlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Candace E McFarlin, married,** the within named sellers, 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, at office, this **28th** day of **July, 2004.**

Notary Public

My Commission Expires: 5/20/06

