Davidson County DEEDWARR
Recvd: 08/05/04 15:03 2pgs
Fees:13.00 Taxes:221.63

20040805-0094468

WARRANTY DEED

D. ANNETTE MAPPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 2004

D. Annette Mapples
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roderick Manuel	SAME	MAP 060-07
(NAME)	(NAME)	
2917 Rich Acres Drive		PARCEL 096
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, Reba D. Brien and Geneva F. Bobel and Michael Frederick Bobel and Nicholas William Bobel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roderick Manuel and wife, Tina N. Manuel

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 Np. 40 on the Plan of Hillhurst Acres, Section 3, as of record in Book 2331, page 86, in the Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Reba D. Brien and Lillian Dean Fyke by Quitclaim Deed from Jettie Wright Dickens, an unmarried widow, of record by Instrument No. 20000615-0059622, Register's Office for Davidson County, TN The said Lillian Dean Fyke having since died testate on December 29, 2002, a resident of Davidson County, Tennessee. Pursuant to the Last Will and Testament of Lillian Dean Dickens Fyke, Volume 5444/1209799, Probate Court for Davidson County, Tennessee, the one-half interest of Lillian Dean Fyke was devised to Geneva Ann Fyke Bobel, Michael Frederick Bobel and Nicholas William Bobel.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 2917 Rich Acres Drive, Nashville, TN 37207
(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 hand s this 30th day of July 2004

Reba D. Brien

Reba D. Brien

Michael Frederick Bobel

Michael Frederick Bobel

Geneva F. Bobel

Geneva F. Bobel

Nicholas William Bobel

Nicholas William Bobel

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 Reba D. Brien and Geneva F. Bobel and Michael Frederick Bobel and Nicholas William Bobel

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 Goodlettsville, Tennessee, this 30th day of July, 2004.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ~~My Commission Expires SEPT. 22, 2007~~ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public