FILE BOX 45

# WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

X Aaron Varnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2004

Notary Public:

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Aaron Varnell | Cuna Mutual Mortgage Corporation | Map 150 |
| 1008 Ainsworth Circle | 2908 Marketplace Drive, Suite 100 | Group 03-0 |
| Antioch, TN 37013 | Madison, WI 53710-5316 | Parcel 386.00 |

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

**Alton E. Loveless and wife, Ellen D. Loveless**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Aaron Varnell, married,** and wife Peggy Varnell
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. 440 on the Plan of Section Nine, "The Country" of record in Plat Book 6900, Pages 285 and 286, 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 Alton E. Loveless and wife, Ellen D. Loveless, by deed dated November 22, 1993, from Michael Scott Swafford, unmarried, of record in Book 9166, Page 927, said Register's Office.

This conveyance is subject to Restrictions of record in Book 7402, Page 977 and Book 7404, Page 292, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 285 and 286, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 1008 Ainsworth Circle, Antioch, TN 37013

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 hands this 23rd day of August, 2004.

Alton E. Loveless

Alton E. Loveless

Ellen D. Loveless

Ellen D. Loveless

Davidson County DEEDWARR
Recvd: 08/24/04 13:09 2pgs
Fees:13.00 Taxes:547.60

20040824-0102156

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 Alton E. Loveless and wife, Ellen D. Loveless, 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, Tennessee, this 23rd day of August, 2004.

My Commission Expires: 01/27/07

Notary Public

