Davidson County DEEDWARR
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Fees:18.00 Taxes:943.50
20040901-0105963

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 255,000.00.**

Tony W Sheets
AFFIANT / GRANTOR

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 24 DAY OF **AUGUST, 2004.**

D Garrison
NOTARY PUBLIC

MY COMMISION EXPIRES
(AFFIX SEAL)

TERESA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO., TENN.

MY COMMISSION EXPIRES: JAN. 25, 2008

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 306, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Lisa Marie Vaske	**Same**	**34-2-43**
109 Cude Lane		
Madison, TN 37115		

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,

Tony W. Sheets and wife, Debbie Sheets,

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

Lisa Marie Vaske, and husband, Brian Vaske,
as joint tenants with rights of survivorship,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal in Exhibit "A"

Tony W Sheets
Tony W. Sheets

Debbie Sheets
Debbie Sheets

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2004 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

( ) Improved
This ( ) Unimproved property is known as: **109 Cude Lane**
Madison, TN 37115

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 not 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 ever 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 this _____ day of **AUGUST, 2004.**

Tony W. Sheets **Debbie Sheets**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, thewithin named, **Tony W. Sheets and wife, Debbie Sheets,** the named bargainor(s), with whom I am personally acquainted and/or 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 and official seal at Madison, TN

This 24th day of **AUGUST, 2004.**

Notary Public

My Commission Expires: _____

TERINA C. GARRISON
NOTARY PUBLIC AT LARGE
ROBERTSON CO., TENN.

MY COMMISSION EXPIRES:
JAN. 25, 2008

Exhibit "A"

A CERTAIN TRACT OR PARCEL OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

LAND in the 10th Civil District of Davidson County, being Lot No. 4, on the map of S.S. Loellein's unrecorded Plan of Lots described according to a survey thereof made by Cantrell, Connell & Morrison Engineers, August 19, 1955, as follows:

Beginning at a point in the Northeasterly margin of Cude Lane at the corner of Lots 3 & 4; thence with the line between said lots, North 44 degrees 21' East 209.4 feet to a point in the line of Lot 4, Shepherd Hills Subdivision, Section 1, thence along the line of said Subdivision, South 46 degrees 01' East 100.1 feet to the corner of Lot 5; thence with the line between Lots 4 & 5; South 44 degrees 21' West 210 feet to the margin of Cude Lane; thence with the margin of the same, South 45 degrees 39' West 100 feet to the point of beginning.

Being the same property conveyed to Tony Sheets and wife, Debbie Sheets, by Warranty Deed from Bulldog Construction, LLC, dated 01-14-00 and filed for record 01-18-00 in Instrument No. 200001180005964, Register's Office for Davidson County, Tennessee.