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Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
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Davidson County DEEDWARR
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Fees:13.00 Taxes:464.35

20040921-0113671

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 2004 ~~19~~.

Notary Public

MY COMMISSION EXPIRES: 7-30-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLYDE PAUL HOLLAND, ATTORNEY, 2628 OLD LEBANON RD.,NASHVILLE,TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CRYSTAL RADER (NAME)	Crystal Rader (NAME)	Map 136-6
3504 WOOD BRIDGE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	3504 Wood Bridge Dr. (STREET ADDRESS)	Parcel 126
NASHVILLE, TN 37217 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	2D 59938

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, WALTER G. NOLLENBERGER, a single person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CRYSTAL RADER, a single person.

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. 423 on the Plan of Priest Lake Park - Section 7-A, which is of record in Book 5200, Pages 107, 108, and 109, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to WALTER G. NOLLENBERGER and wife, VIOLA M. NOLLENBERGER, by deed of record in Book 5613, Page 517, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 5499, Page 879, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

VIOLA M. NOLLENBERGER having since died.

● unimproved ( )
This is improved (X) property, known as 3504 Wood Bridge Drive, Nashville, TN 37217
(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 this 9th day of September, 2004 ~~19~~.

Walter G. Nollenberger
WALTER G. NOLLENBERGER

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WALTER G. NOLLENBERGER, a single person,

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 2004.

Commission Expires 09-30-06

Debra A. Randall Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101