Davidson County DEEDWARR
Recvd: 09/29/04 09:30 2pgs
Fees:13.00 Taxes:382.58

20040929-0117006



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,400.00

Dalgua Lynn Hershey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF September, 2004.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-31-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dalgua Lynn Hershey 4120 Edwards Avenue Nashville, TN 37216	Wilmington Finance A Div AIG FSB 11020 David Taylor Dr Ste 405 ~~Charlotte, NC 28262~~	Map 061.06 Parcel 99.00

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,

Jay Leibacher and wife, Diana Leibacher

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Dalgua Lynn Hershey, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE MAP OF RESUBDIVISION OF PART OF MAPLEWOOD HEIGHTS, AS OF RECORD IN BOOK 2854, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 8 FRONTS 70 FEET ON THE EAST SIDE OF EDWARDS AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 300 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JAY LEIBACHER AND WIFE, DIANA LEIBACHER BY DEED FROM CARL D. GANT AND WIFE, JESSIE J. GANT, DATED APRIL 22, 1986, AND OF RECORD IN BOOK 6836, PAGE 342, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2854, Page 13, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4120 Edwards Avenue, Nashville, TN 37216
(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 22 day of September, 2004.

Jay Leibacher

Diana Leibacher

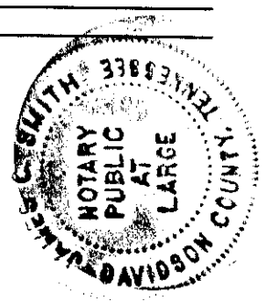
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jay Leibacher and wife, Diana Leibacher, with whom I am personally acquainted, (or who 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, at office, this 22 day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 3-31-07



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076