Bk 29

STATE OF TENNESSEE
COUNTY OF Davidson

14190

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/25/04

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires NOV. 25, 2008

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul M. Greco	American Family Funding	161-3-90
(NAME)	(NAME)	
2070 Coastland Avenue	900 E. Hamilton Ave., #525	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
San Jose, CA 95125	Campbell, CA 95008	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Maninder Singh-Khalsa

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul M. Greco and wife, Jennafer L. Greco

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. 13 on the Plan of Section Two, McMurray Meadows, as shown on plat of record in Plat Book 4955, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Maninder Singh-Khalsa, unmarried, by Warranty Deed from Kathy D. Ghee f/k/a Kathy D. Goines and husband, Randy G. Ghee and Sue B. Dempsey and husband, Harold W. Dempsey, dated July 16, 1997, and recorded on July 24, 1997, in Book 10540, page 931, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

The above described property is investment property and not the residence of the grantor.

This is improved property known as 5108 Manorwood Court, Nashville, TN 37211

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 his hand this 24th day of September, 2004.

Maninder Singh-Khalsa

Davidson County DEEDWARR
Recvd: 09/30/04 15:26 2pgs
Fees:13.00 Taxes:444.00

20040930-0118123

14190

STATE OF ~~TENNESSEE~~/ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ Sacramento

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Maninder Singh-Khalsa

the bargainor X, 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~~ Sacramento, California ~~Tennessee~~, this 24th day of September, 2004.

My commission expires Apr 7, 2006

Julie A Cook
Notary Public

JULIE A. COOK
Commission # 1350062
Notary Public - California
Placer County
My Comm. Expires Apr 7, 2006