Davidson County DEEDWARR
Recvd: 10/04/04 13:49 2pgs
Fees:13.00 Taxes:277.50
20041004-0119242

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040446

Send Tax Bills To:
Available Mtg. Funding
17300 N. Dallas Pkwy Ste #050
Dallas TX 75248

New Owner is:
Peggy Cate
1012 Heritage Drive
Nashville, TN 37115

MAP: 42-11-O-A
PARCEL: 12.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Cheryl Roby f/k/a Cheryl R. Nave, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Peggy Cate, single** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1012 on the Plan of Section One, First Addition, Heritage Village Condominium, of record in Book 4715, Page 59, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by referece.

Being the same property conveyed to Cheryl R. Nave, unmarried by Deed from Connie S. Parker, unmarried, dated August 26, 1993, recorded September 9, 1993, in Book 9075, page 687, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of Sept, 2004.

GRANTOR:

Cheryl Roby

Cheryl Roby f/k/a Cheryl R. Nave

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Cheryl Roby f/k/a Cheryl R. Nave, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30 day of September, 2004.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Melissa Sanders
Affiant

SWORN TO and subscribed before me this 30 day of Sept, 2004.

NOTARY PUBLIC

My commission expires:

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