WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/04 15:10 2pgs
Fees:13.00 Taxes:1524.40
20041004-0119321

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 412,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2004

Notary Public

MY COMMISSION EXPIRES: 11/30/04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE CAROL B. RIVERS WILLIAMSON CO., TENN. MY COMMISSION EXPIRES NOVEMBER 30, 2004

G-2608-F

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, LLC, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicki Bouchard (NAME)	(NAME)	MAP 116-04
717 Estes Road (ADDRESS)	(ADDRESS)	PARCEL 127
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, David James Tachek and wife, Leslie Newpher Tachek

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vicki Bouchard, Unmarried, and Matthew W. Hill, Unmarried

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 parts of Lot Nos. 13 and 14, on the Map of Clearview Subdivision, of record in Plat Book 843, page 8, Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Estes Avenue, 10 feet south of the common corner of Lot Nos. 12 and 13; thence with the margin of said Avenue southwardly 78.3 feet more or less to the beginning of a curve; thence with said curve, southwesterly 48 feet to a point in the northerly margin of Crescent Road; thence with the margin of said Road, westwardly 113.3 feet; thence northwardly 92.7 feet to a point at the southwest corner of the property covneyed to H. W. Covington and wife, by deed of record in Book 1909, page 81, said Register's Office; thence with Covington's southerly line, eastwardly 134 feet to the beginning.

Being the same property conveyed to David James Tachek and wife, Leslie Newpher Tachek, by Quitclaim Deed from Leslie Dawn Newpher Tachek, formerly Leslie Dawn Newpher, of record in Instrument No. 20030320-0036682, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 717 Estes Road, Nashville, TN 37215
(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 29th day of September, 2004

David James Tachek

Leslie Newpher Tachek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David James Tachek and wife, Leslie Newpher Tachek

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Goodlettsville~~ Brentwood, Tennessee, this 3rd day of Sept 2004.

Commission expires 11/30/04

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Carol R. Rivers
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public