Dav. Co. File Box 14-A

File #200450393

Davidson County DEEDWARR
Recvd: 10/05/04 08:47 2pgs
Fees:13.00 Taxes:621.60

20041005-0119454

jtc file no. 17457-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2004.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/25/06

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Nuoffer and Carol A Nuoffer	Bank of America	Map 75-04-0
(NAME) 520 Frankfort Drive	(NAME) P. O. Box 17404	Parcel 085.00
(ADDRESS) Hermitage TN 37076	(ADDRESS) Baltimore, MD 21297-1404	
(CITY) (STATE) (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, **ELIZABETH A. LEVAN, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **ROBERT L. NUOFFER AND CAROL A NUOFFER, HUSBAND AND WIFE,** 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 all of Lot No. 318, on the Plan of Section Five, Tulip Grove, as shown by plat appearing of record in Plat Book 4175, Page 71, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to William S. Levan and wife, Elizabeth A. Levan by Warranty Deed dated July 13, 1984 of record in Book 6337, Page 741, Register's Office for Davidson County, Tennessee. The said William S. Levan having died on September 6, 1999 leaving Elizabeth A. Levan as the sole surviving tenant by the entirety.

This conveyance is subject to the following: Restrictive Covenants of record in Book 4349, Page 112 and in Book 4367, Page 936; all matters shown on plat of record in Plat Book 4175, Page 71; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 520 Frankfort Drive, Hermitage, TN 37076
(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 Grantor covenants with the said GRANTEES that she is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, 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 hands this 4th day of October, 2004.

Elizabeth A. Levan

Elizabeth A. Levan

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Elizabeth A. Levan who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of October, 2004.

Linda V. Jones

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076