WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/04 13:44 2pgs
Fees:13.00 Taxes:351.50

20041019-0125646

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF October 2004

Notary Public

MY COMMISSION EXPIRES: 09-22-2007
(AFFIX SEAL)

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT 22, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Thobe	Option One Mortage Corporation	MAP 052-02
(NAME)	(NAME)	
570 Neelys Bend Road	22630 Davis Drive, Ste 300	PARCEL 214
(ADDRESS)	(ADDRESS)	
Madison, Tn 37115	Sterling, VA 20164	
(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, Elizabeth Weaver, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Thobe and wife, Jane Thobe

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 Davdison County, Tennessee, BEING the northeasterly part of Lot No. 2 on the plan of the subdivision of a part of the Chadwell Tract as of record in Book 421, Page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 120 feet on the southerly margin of Neely's Bend Road and runs back between parallel lines a distance of 544.5 feet to a line in the rear which measures 120 feet.

BEING the same property conveyed to Elizabeth Weaver by Warranty Deed from Dimas Hern and Louis Rego, of record at Instrument No. 20010601-0057314, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 570 Neelys Bend Road, Madison, TN 37115
(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 my hand this 13th day of October, 2004

Elizabeth Weaver

Elizabeth Weaver

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 Elizabeth Weaver, Unmarried

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 13th day of October 2004.

Commission expires 09-22-2007

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