Davidson County DEEDWARR
Recvd: 10/20/04 13:57 2pgs
Fees:13.00 Taxes:710.40

20041020-0126362

WARRANTY DEED

B-ERA-04-2417

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

T. Borrelli
Affiant

Subscribed and sworn to before me, this 14th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TB Tom C. Borrelli	Countrywide Home Loans	
2417 Bellevue Manor Drive (ADDRESS)	(NAME) 2021 N. Gallatin Rd., Ste. 292 (ADDRESS)	127-16-11.00
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE LINDA FAYE JENKINS. REVOCABLE TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TOM C. BORRELLI, a married man, hereinafter called the Grantee(s), their heirs and assigns, that 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. 67 on the Plan of Bellevue Manor, as of record in Plat Book 3600, pages 32 and 33, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to The Leda Faye Jenkins Revocable Trust by Deed dated July 29, 1998 and filed for record on August 3, 1998 in Book 11047, Page 69, Register's Office for Davidson County, Tennessee.

Easements of record in Deed Book 9740, page 915, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 3672, Page 507, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2417 Bellevue Manor Drive, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 14th day of October, 2004.

The Linda Faye Jenkins Revocable Trust

Linda Faye Jenkins
Walton K. Jenkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Linda Faye Jenkins and William Kenzey Jenkins with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the Trustees of The Linda Faye Jenkins and Revocable Trust, the within named bargainor, a trust, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the trust, by themselves as Trustees.

Witness my hand and official seal at Nashville, TN on this 14th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: _____

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903