Davidson County DEEDWARR
Recvd: 10/27/04 14:08 2pgs
Fees:13.00 Taxes:395.90

20041027-0129391

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $107,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of October, 2004.

Notary Public
My commission expires: 8|20|2007

JANICE GRUBBS NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

05-0409-61882

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas Anthony Templeman	GMAC Mortgage	108-16-0-367
840 Woodcraft Drive	1801 West End Ave., Suite 700	
Nashville TN 37214	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christian Leon, now Kis hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas Anthony Templeman and wife, Terri Sue Templeman, hereinafter called the Grantees, their successors 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 Lot No. 178B on the plan of Percy Priest Woods, Section Four, Lot Nos. 172-180 Zone Lot Division of record in Plat Book 6250, Page 356, and as amended in Plat Book 6250, Page 993, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christian Leon and Heather C. Tynes of record in Book 10122, Page 88, said Register's Office; and being further conveyed to Christian Leon by deed from Heather C. Tynes, dated 5/6/98, recorded 5/18/98, of record in Book 10936, Page 617, Register's Office for Davidson County, Tennessee. Christian Leon having since changed his name to Christian Kis in the Seventh Circuit Court Davidson County, Tennessee, Probate Division, Order No. O/P –1914, dated 12/11/01.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 840 Woodcraft Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of October, 2004.

Christian Leon / Kis

Christian Kis

STATE OF TENNESSEE
COUNTY OF SUMNER

(CRV Notary)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christian Leon, Kis with whom I am personally acquainted, and who acknowledged ~~they~~ he executed the within instrument for the purposes therein contained. (CRV Notary)

Witness my hand in Hendersonville, TN, this 22nd day of October, 2004.

Catherine R Vass

State of Tennessee at Large

My Commission expires 5/24/2008

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN