83

Realty Title
48-A

This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 040328

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$167,000.00**

Affiant

Subscribed and sworn to before me this **29th** day of **October, 2004**

Notary Public
My commission expires: 3/14/05

Davidson County DEEDWARR
Recvd: 11/04/04 09:23 2pgs
Fees:13.00 Taxes:617.90
20041104-0132953

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Anthony M. Kestner 405 Belle Pointe Drive ~~Brentwood, Tennessee 37027~~ NASHVILLE, TN 37221	CTX MORTGAGE CO., LLC P.O. BOX 650269 DALLAS, TX 75265-0269	142-10-0-B 003.00 CO

TS LS

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Thomas Starke and Laura Starke, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Anthony M. Kestner, a single man,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of "Phase I" Belle Pointe, as of record in Plat Book 6250, pages 500 and 501, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Starke and wife, Laura Starke by deed from Dr. Talat A. Ikizler and wife, Mine R. Ikizler of record at instrument number 20010430-0043454, Register's Office Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record.

This property is improved property known as **405 Belle Pointe Drive, ~~Brentwood, TN 37027~~** NASHVILLE, TN 37221

TS LS

Init _____ Init _____

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I, Richard Davenport by virtue of a power of attorney executed by Thomas Starke and Laura Starke, sign this Warranty Deed on this the 29th day of October, 2004.

Thomas Starke by Richard Davenport Attorney-in-Fact

Thomas Starke,
by Richard Davenport his Attorney-in-fact

Laura Starke by Richard Davenport Attorney-in-Fact

Laura Starke,
by Richard Davenport her Attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said Richard Davenport, to me known to be the person who executed the foregoing instrument in behalf of Thomas Starke, acknowledged that he executed the same as the free act and deed of said Thomas Starke and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Thomas Starke, and appearing of record at Instrument # 20041104-0132952, in the Register's Office of Davidson County, Tennessee recorded silmultaneously herewith.

Witness my hand and seal this the 29th day of October, 2004.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
05/23/06

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said Richard Davenport, to me known to be the person who executed the foregoing instrument in behalf of Laura Starke, acknowledged that he executed the same as the free act and deed of said Laura Starke and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Laura Starke, and appearing of record at Instrument # 20041104-0132951, in the Register's Office of Davidson County, Tennessee recorded silmultaneously herewith.

Witness my hand and seal this the 29th day of October, 2004.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
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