Davidson County DEEDWARR
Recvd: 11/09/04 12:58 2pgs
Fees:13.00 Taxes:365.93
20041109-0135131

WARRANTY DEED

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF [redacted] Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $98,900.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 26th DAY OF October, 2004

NOTARY PUBLIC

MY COMMISION EXPIRES 4-27-2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1 GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows: Brenda E. Walker	Send Tax Bills To:	Map and Parcel Number: 50-10-184
3214 Masonwood Drive	Same as new owner	Group
Nashville, TN 37207		Parcel
(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, WE **FREDERICK R. NEFF, A MARRIED MAN**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENDA E. WALKER AND KIMBERELY WALKER**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO 1(ONE) ON THE PLAN OF ACADEMY HEIGHTS, OF RECORD IN PLAT BOOK 6200 PAGE 319 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FREDERICK R. NEFF A MARRIED MAN BY DEED FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED 8/30/04 AND FILED FOR RECORD ON 9/8/04 IN INST # 20040908-0108396, SAID REGISTER' S OFFICE.

Subject to all easements restrictive covenants and conditions, setback lines and other matters of record including all items set out on any applicable plat of record in Plat Book 6200 page 319.

( )Unimproved 3214 A BM
This is (X)Improved property known at 3214 **MASONWOOD DRIVE NASHVILLE, TN 37207**
(House No.) (Street) (P.O. Address) (City or Town) (State) (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 not 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 26TH day of OCTOBER, 2004

FREDERICK R. NEFF Frederick R Neff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, BRIAN VASKE, a Notary Public in and for said County and State, the within named Frederick R. Neff

the within named bargainor _____, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____
This 26 day of October, 2004

Brian J Vaske
Notary Public

My Commission Expires: 4-27-2008

BRIAN J. VASKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me the undersigned, a Notary Public for the State and County aforesaid, person_____ the within named bargainor, and that sh rbeing authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by herself as .

Witness my hand and seal, at office in Brentwood, Tennessee, this _____ day of _____, 2004

_____
Notary Public

My Commission Expires:_____