Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/12/04 09:59 2pgs
Fees:13.00 Taxes:99.53

20041112-0136112

ET-04-5396

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,900.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES:
MY COMMISSION EXPIRES:
May 24, 2005

SUSAN KAYE RICE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Roark Custom Built Homes	Capital Bank and Trust	
(NAME)	(NAME)	
524 Rothwood Ave.	1820 West End Ave.	P/O 52-5-183
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37115	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DILLARD HOLDINGS, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DANNY ROARK CUSTOM BUILT HOMES, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 4 on the Plan of Pharris Place Subdivision, as of record in Plat Book 7100 Instrument Number 20040929-0117095, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Subject to easements as of record in Book 772, Page 112, Register's Office for Davidson County, Tennessee.

Subject to a right of way easement to Martha Love St. as of record in Book 9374, Page 395, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record, if any.

Being part of the same property conveyed to Dillard Holdings, LLC by deed from Larry S. Anderson and Linda S. Anderson, husband and wife, dated December 30, 2003 as of record in Instrument Number 20040102-0000871, Register's Office for Davidson County, Tennessee.

unimproved (x)
This is improved ( ) property, known as 524 Rothwood Ave., Nashville, Tennessee 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/our hand(s) this 9th day of November, 2004.

Dillard Holdings, LLC by , President/ James Wm Dillard
Chief Manager

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public within and for said County and State aforesaid, personally appeared James Wm. Dillard and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged him to be the Chief Manager and _____ respectively of the Dillard Holdings, LLC the within named bargainor, and corporation, and that he as such Chief Manager 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 James Wm. Dillard as such Chief Manager.

Witness my hand and official seal at office at Mt. Juliet, Tennessee on this the 9th day of November, 2004.

MY COMMISSION EXPIRES:
May 24, 2005

My Commission Expires _____

Notary Public

SUSAN KAYE RICE
NOTARY
PUBLIC
AT
LARGE
SUMNER COUNTY, TN

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road

Mt. Juliet, TN 37122

MARY FRANCES RUD

ATTORNEY - AT - LAW