Davidson County DEEDWARR
Recvd: 11/19/04 10:53 2pgs
Fees:13.00 Taxes:392.20

20041119-0139136

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

G-FF-04-5317

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
Daniel Silverman	DAN Silverman	
5317 Ashlawn Drive	(NAME) 309 View Ridge Dr	162-5-310.00
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(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 STEVEN E. EASTERDAY AND WIFE, SUE ELLEN EASTERDAY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL SILVERMAN, 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: a married man

Lot 79, SECTION THREE, HICKORY VIEW, as shown on plat of record in Plat Book 6250, page 960, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steven E. Easterday and wife, Sue Ellen Easterday by Assumption Warranty Deed from Suzette Peyton as recorded on the 20th day of August, 2001 in Instrument No. 20010820-0089398 in the Register's Office of Davidson County, Tennessee

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6250, page 960 and Book 6893, page 570, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5317 Ashlawn Drive, Nashville, Tennessee 37211
(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 17th day of November, 2004.

Steven E. Easterday

Sue Ellen Easterday by Steven E. Easterday, 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, Steven E. Easterday, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 17th day of November, 2004.

Notary Public

My Commission Expires: 5/28/06

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steven E. Easterday, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Sue Ellen Easterday and acknowledged that he/she executed the same as the free act and deed of the said Sue Ellen Easterday.

Witness my hand and official seal at
Nashville, TN
on this the 17th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 5/28/06

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903