Davidson County DEEDWARR
Recvd: 12/01/04 16:07 2pgs
Fees:13.00 Taxes:236.43
20041201-0143312

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Nancy D. Minchey 608 Emily Drive Goodlettsville, TN 37072	Same as New Owner	Map 44-15 Parcel 89

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GREGORY K. MALM, joined by his wife, ROBERTA L. MALM, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto NANCY D. MINCHEY, a married woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 90 of Section "D" on the Plan of E. I. Dupont deNemours and Company's Subdivision of record in Book 1424, page 65, Register's Office for Davidson County, Tennessee, to which plan reference if hereby made for a more complete description.

BEING the same property conveyed to Gregory K. Malm, a married person, by deed from Marikay Stepp, unmarried, of record in Book 9938, page 376, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 912 Berry Street, Old Hickory, TN 37138.

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, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Agent, at closing.

2. Subject to any and all matters as shown on the plan of record in Book 1424, page 65, said Register's Office.

3. Subject to right of way easements of record in Book 626, page 556, and Book 662, page 743 and utility easement of record in Book 1877, page 76, said Register's Office.

And, we, the GRANTORS, 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

Joinder of Spouse: ROBERTA L. MALM, wife of GREGORY K. MALM, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

GREGORY K. MALM

ROBERTA L. MALM

"GRANTEE"

NANCY D. MINCHEY, a married woman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY K. MALM and wife, ROBERTA L. MALM, and NANCY D. MINCHEY, a married woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 30th day of November, 2004.

NOTARY PUBLIC

HOMER R. AYERS
Notary
Public
At Large
Exp. 8/20/2005
STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $63,900.00.

Affiant

Sworn to and subscribed before me, this the 30th day of November, 2004.

NOTARY PUBLIC

HOMER R. AYERS
Notary
Public
At Large
Exp. 8/20/2005
STATE OF TENNESSEE