Book 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/04 14:55 2pgs
Fees:13.00 Taxes:231.25

20041202-0143927

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $62,500.00

Affiant: HALE E. WILSON

Subscribed and sworn to before me this 29 day of November, 2004.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rosie Shipman	Meritage Mortgage Corporation	050-10-0-095.00
3312 Chesapeake Circle	9300 Southwest Gemini Drive, Suite 100	
Nashville, TN 37207	Beaverton, OR 97008	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James W. McDonald**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rosie Shipman, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 39 on the plan of Chesapeake Homes, Section Three, of record in Book 5200, page 640, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James W. McDonald, by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development , of Washington D.C., on February 28, 2003, of record in Instrument Number 20030317-0034941, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 640, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6285, page 885; and Book 6349, page 499, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20030430-0057659, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3312 Chesapeake Circle, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 29, 2004.

James W. McDonald

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James W. McDonald** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 29, 2004

My commission expires 9-22-07

Notary Public

