24-1-510

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 12/15/04 12:50 2pgs
Fees:13.00 Taxes:1017.50
20041215-0149156

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **December, 2004** by and between **Michael S. Biek and wife, Linda L. Biek** , herein after referred to as GRANTOR, and **Jayne Ellen Jones, unmarried, (with seventy-five percent interest), Cynthia J. Key, unmarried, (with twenty-five percent interest), as tenants in common**, herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Brentwood,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 108, on the Plan of Section One, Williams Grove, of record in Book 9700, page 520, as amended in Book 9700, pages 580, 581 and 582, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael S. Biek and wife, Linda L. Biek, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, dated December 18, 1998, of record in Book 11267, page 585, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of Williams Grove, Section 1, of record in Book 9700, Page 520, as amended in Book 9700, pages 580, 581 and 582; Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 10741, page 678, amended in Book 11167, page 755 and Book 11643, page 316 and Instrument No. 199912060300190 and Instrument No. 200105140049490; Homeowners' Association Charter contained in instrument of record in Book 10741, page 671 and amended in Instrument No. 200106180064214; Storm Water Detention Agreement contained in instrument of record in Book 10951, page 699; Conveyance of Common Area contained in instrument of record in Instrument No. 20010514-0049489, Instrument No. 20011226-0142132; All easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 120 Newton Nook, Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Michael S. Biek
Signature of Seller

Linda L. Biek
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Michael S. Biek and wife, Linda L. Biek** , the within named bargainors, 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 **13th** day of **December, 2004.**

Notary Public

MY COMMISSION EXPIRES
AUGUST 22, 2005

My Commission Expires: _____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Name and Address of Property Owner:
Jayne Ellen Jones (with seventy-five percent interest), Cynthia J. Key (with twenty-five percent interest)
120 Newton Nook, Brentwood, TN 37027

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400, Franklin, TN 37067

Map and Parcel--172.13-0A-039.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$275,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **December, 2004.**

Notary Public

MY COMMISSION EXPIRES
AUGUST 22, 2005

My Commission Expires: _____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

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