Rerecord to add tax bill address

RE-RECORD

This Instrument Was Prepared By:
Michael K. Radford
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

Return to
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 12/02/04 11:29 3pgs
Fees:18.00 Taxes:277.50
[redacted]
20041202-0143605

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roger Neely, unmarried** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Lawrence Glotfelty, an unmarried man** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 29 day of November 2004.

Roger Neely

Davidson County DEEDWARR
Recvd: 12/28/04 15:32 3pgs
Fees:17.00 Taxes:0.00
20041228-0153265

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Roger Neely** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 29 day of November, 2004

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT [illegible]

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$75,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 21 day of November, 2004.

Notary Public

My Commission Expires:_____

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Map and Parcel: 34-13-155.00
ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Lawrence Glotfelty
1391 Florence Avenue
Madison, TN 37115

TAX BILLS: Southtrust MTG Corp.
D/B/A Equibanc MTG Corp.
1850 Phwy Place Ste 920
Marietta GA 30067

Exhibit "A"

Being Lot No. 32, on the plan of East Lawn Subdivision, Block C, of record in Plat Book 547, at page 153 and 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marilyn J. Nelly, unmarried from Roger E. Neely, unmarried by Quitclaim Deed dated 05/16/94, recorded 05/24/94, in Book 9354, page 130, Register's Office for said County. Property previously conveyed in Warranty Deed Book 6496, Page 985, said Register's Office.

Map and Parcel 34-13-155.00

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.