This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040645

Return to
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/20/05 10:26 2 pgs
Fees:13.00 Taxes:314.50

20050120-0007311

Send Tax Bills To:
Same

New Owner is:
Gregory A & Dawn Creasey
452 Wilclay Drive
Nashville, TN 37209

MAP: 102-04

PARCEL: 151.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Rebecca Wilson** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Gregory A. Creasey and wife Dawn Creasey**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee. being Lot No. 828 on the Plan of Charlotte Park, Section 22, of record in Book 3700, pages 68 and 68, Register's Office for said County.

Said Lot No. 828 fronts 83.95 feet on the northeasterly margin of Wilclay Drive, and extends back 233.5 feet on the northwesterly line and 164.7 feet on the southeasterly line to a dead line in the rear, measuring 87.8 feet thereon.

Being the same property conveyed to Rebecca A Creasey from Julius E. Stevens and wife, Oma M. Stevens by Quit Claim Deed of Record in Book 7371, Page 950, Registers Office of Davidson County Tennessee. .

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21st day of December, 2004.

GRANTOR:

Rebecca D. Creasey

Rebecca D. Creasey n/k/a Rebecca Wilson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Rebecca Wilson** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21st day of December, 2004.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

SWORN TO and subscribed before me this 21st day of December, 2004.

Melissa L. Sanders
NOTARY PUBLIC

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:

MY COMMISSION EXPIRES JULY 19, 2008