Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-754[illegible]

WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$108,000.00**.

Affiant

Subscribed and sworn to before me, this the 25th day of January, 2005.

Notary Public

My commission expires: 5/20/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert Stader **Jixia Stader**	**SAME**	**148-06-078.00**
3809 Syfert Drive		
Nashville, TN 37211		

Davidson County DEEDWARR
Recvd: 02/01/05 12:47 2 pgs
Fees:13.00 Taxes:399.60
20050201-0011652

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Marilyn Massengale and Linda K. Massengale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Stader and wife, Jixia Stader

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot NO. 91 on the plan of Murrayheights of record in Plat Book 2663,page 37, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marilyn Massengale and Linda K. Massengale by Deed from Glynda Dianne Coward and Jerry Sanders Dugan dated 2-28-01 of record in Instrument No. 20010305-0220228, rerecorded in Ins. No. 20010314-0024383 Register's Office for Davidson County, TN.

Restrictions, Easements, and all matters of record on subdivision plat recorded restriction in Book 2706, page 329; plat of record in Book 2663,page 37, for said County.

This is improved (__X__) Unimproved (____) property, known as **3809 Syfert Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this **25th** day of **January, 2005.**

Marilyn Massengale
Marilyn Massengale

Linda K. Massengale
Linda K. Massengale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Marilyn Massengale and Linda K. Massengale,** the within named sellers, 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 **25th** day of **January, 2005.**

Notary Public

My Commission Expires: 5/20/06

