WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS **$120,500.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 16 DAY OF FEBRUARY, 2005

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07

LISA M. VASKE NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 02/24/05 09:12 2 pgs
Fees:13.00 Taxes:445.85
20050224-0020233

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
MELISSA J. LONG	same	52-8-O-A/303-CO
509 GRAND LAGOON	Mortgage Lenders, 3100 Marsha11 Rd #350	
MADISON, TN 37115	Atlanta GA 30022	

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

ROBERT T. CURRY, SR. AND WIFE, VALERIE D. CURRY

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

MELISSA J. LONG, A SINGLE PERSON

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

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Heron Walk Phase Two Section Five of record in Plat Book 9700, Page 923, Register's Office for said county and state, to which reference is made for a more complete legal description.

Being the same property conveyed to Robert T. Curry Sr. and wife, Valerie D. Curry by Warranty Deed from Allen Earps and Betty F. Earps dated 04-17-00 and filed for record 04-27-00 in Instrument No. 200004270041745, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 9700, page 923, said Register's Office.

Subject to Sanitary Sewer easement of record, in Book 3641, Page 253, said Register's Office.

Charter of record in Book 10125, Page 449, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Plat Book 10095, page 465, said Register's Office.

Subject to By Laws of record in Book 10170, Page 124, said Register's Office.

City and County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This ( )Unimproved
(X) Improved property is known as: **509 GRAND LAGOON MADISON, TN 37115**

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, their heirs and assigns forever; and we do not covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 hand this 14th day of **FEBRUARY, 2005**

Robert T. Curry
ROBERT T. CURRY, SR.

Valerie D. Curry
VALERIE D. CURRY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **ROBERT T. CURRY, SR. AND VALERIE D. CURRY,** the named bargainor(s), with whom I am personally acquainted and/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 and official seal at Davidson County **Tennessee.**

This 16 day of **FEBRUARY, 2005**

LISA A. YASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Lisa A. Yaske
Notary Public

My Commission Expires: 3/17/07