Davidson County DEEDWARR
Recvd: 03/03/05 09:23 2 pg
Fees:13.00 Taxes:340.40

20050303-0023330

WARRANTY DEED

B-CD-05-249

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/06 (AFFIX SEAL)

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carlos M. Silva	nBank Mortgage	
249 Sunrise Avenue (ADDRESS)	(NAME) 136 Walton Ferry Road (ADDRESS)	133.02-0-021.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we COURTNEY C. NEAL A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARLOS M. SILVA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 9 ON THE PLAN OF WILLIAM LEE SUBDIVISION OF THE ROTH PROPERTY, AS OF RECORD IN BOOK 1130, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 9 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF SUNRISE AVE. AND EXTENDS BACK 215.10 FEET ON THE EAST LINE AND 215.32 FEET ON THE WEST LINE TO A DEAD LINE MEASURING 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO COURTNEY C. NEAL (MARRIED) BY AFFIDAVIT OF INHERITANCE OF REAL ESTATE RECORDED THE 22ND DAY OF JULY, 1999 IN DEED BOOK 11583, PAGE 472, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 249 Sunrise Avenue, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 forever defend the title to the said land to the said GRANTEE(S), 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 24th day of February, 2005.

Courtney C. Neal

Courtney C. Neal

Helen M. Neal

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Courtney C. Neal and Helen M. Neal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 24th day of February, 2005.

Notary Public

My Commission Expires:

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903