Davidson County DEEDWARR
Recvd: 03/08/05 13:55 2 pgs
Fees:13.00 Taxes:888.00

20050308-0025611

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Tammy Darbe
Affiant

Subscribed and sworn to before me, this 3rd day of March, 2005.

Candace Y Burnette
Notary Public
My commission expires:

CANDACE Y. BURNETTE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE EXPIRES 11-14-06

02-0502-43712

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robert R. Cleveland	Crescent Mortgage Co	171-03-0-B-098.00CO
641 Old Hickory Blvd. No. 126	115 Perimeter Center Place #285	
Brentwood TN 37027	Atlanta GA 30346	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Amy L. Mueller now Neftzger and husband, Tyra Neftzger, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert R. Cleveland and wife, Kimberly M. Cleveland, hereinafter called the Grantees, their successors 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. 101 on the Plan of The Townhomes of Fredericksburg, Phase One, Section Two, a Planned Unit Development,of record in Plat Book 9700, Page 364, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amy L. Mueller by deed dated 6/26/02 of record in Instrument No. 200207020079498, Register's Office for Davidson County, Tennessee. Amy L. Mueller is now known as Amy Neftzger having married Tyra Neftzger, who joins in the execution of this instrument to convey any/all marital interest he may have in said property.

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

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 641 Old Hickory Blvd. No. 126, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of March, 2005.

Amy Neftzger

Tyra Neftzger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amy Neftzger and Tyra Neftzger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 3rd day of March, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/4/05

