Davidson County DEEDWARR
Recvd: 04/04/05 12:23 2 pg
Fees:13.00 Taxes:776.63
20050404-0036229

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of **March, 2005** by and between **Andrew Cornell, a married man, and Sally Cornell**, herein after referred to as GRANTOR, and **Michael S. Rees, Jr., an unmarried man**, herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville**, County of **Davidson**, State of Tennessee, more particularly described as follows:

Being Lot No. 46 on the Plan of Brookside Courts Addition, No. 3, as of record in Plat Book 1835, Page 107, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description thereof.

Property address 5601 Stoneway Trail is also known as 141 White Bridge Pk (corner lot).

Being the same property conveyed to Andrew Cornell by Quitclaim Deed from Sally Cornell, dated July 30, 2003, of record in Instrument No. 20030806-0112103, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Andrew Cornell and wife, Sally Cornell by Warranty Deed from S.R. Gaddipati and wife, Parvathi Gaddipati, dated October 1, 1998 of record in Book 11145, page 163, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 5601 Stoneway Trail, Nashville, TN. 37205

Sally Cornell, spouse of Andrew Cornell, executes this Warranty Deed to convey any marital interest she may have in this property.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Andrew Cornell
Signature of Seller

Sally Cornell
Sally Cornell
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Andrew Cornell**, the within named bargainor, 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 and official seal at office in **Davidson** County, this 31st day of **March, 2005.**

Notary Public

MY COMMISSION EXPIRES
OCTOBER 21, 2007

My Commission Expires:_____

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Sally Cornell**, the within named bargainor, 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 and official seal at office in **Davidson** County, this 31st day of **March, 2005.**

Notary Public

My Commission Expires MAY 24, 2008

My Commission Expires:_____

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE

Name and Address of Property Owner:
Michael S. Rees, Jr.
5601 Stoneway Trail, Nashville, TN. 37205

Send Tax Statements to:
same
,

Map & Parcel: 103.06-0-208.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$209,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of **March, 2005.**

Notary Public

My Commission Expires: 31.08

RITA MANGRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
25-1-097