1st

Davidson County DEEDWARR
Recvd: 04/19/05 09:40 2 pgs
Fees:13.00 Taxes:407.00

20050419-0043276

#252

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Roy Tanner and wife, Sue F. Tanner	Greenpoint Mtg. funding, Inc.	Map 108-12-
3576 Trails End Lane	P.O. Box 80747	Parcel 278
Nashville, TN 37214	Atlanta, GA 30366	

Return to:

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Timothy D. Waters, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Roy Tanner and wife, Sue F. Tanner,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Elmcrest Subdivision of record in Plat Book 7900, page 52, said Register's Office.

SAID Lot No. 23 fronts 113.64 feet on the northerly margin of Elm Hill Pike and extends back 147.88 feet on the westerly line and 173.38 feet on the easterly line to a dead line in the rear measuring 23.55 feet thereon.

Being the same property conveyed to Timothy D. Waters by quitclaim deed from Julie Ann Waters of record in Book 10264, page 805, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. **2005 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 8326, page 915, said Register's Office.**
3. **Deed of Conveyance in Book 8127, page 853 and in Book 8127, page 901, said Register's Office.**
4. **All matters appearing of record in Plat Book 7900, page 52, said Register's Office.**

This is improved property commonly known as: **3276 Trails End Lane, Nashville, TN 37214.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $110,000.00.

Affiant

Subscribed and sworn to before me this 08th day of April, 2005.

Notary public:

My Commission Expires MAR. 31, 2007

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **08th** day of **April, 2005**

Timothy D. Waters

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy D. Waters**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **08th** day of **April, 2005**.

Notary Public

My Commission Expires MAR. 31, 2007

My Commission Expires: _____