03 Realty Title 48-A

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $135,000.00 Affiant Subscribed and sworn to before me, this 28th day of April, 2005. Notary Public My commission expires: 2/22/2009
(Notary Stamp)	

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Linda Chambers	COUNTRYWIDE HOME LOANS P.O. BOX 660694 DALLAS, TX 75266-0694	**Map 95-9, Parcel 20**
2009 Lebanon Pike		Davidson County DEEDWARR Recvd: 05/09/05 09:24 2 pgs Fees:13.00 Taxes:499.50
Nashville, TN 37210		20050509-0051798

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 ACKNOWLEDGE, WE,

L. Rebeca DeBoard, a married woman

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

Linda Chambers

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Number 4 on the map of W.E. Quin, Jr.'s Lebanon Road Subdivision of record in Book 1424, page 111, Register's Office for said County, and described as follows: Beginning at a point in the Southeasterly margin of Lebanon Pike at the corner of Lots 4 and 5; thence with the line between said Lots 4 and 19, Southwesterly 100 feet to the margin of Quin Circle; thence with the margin of the same Northwesterly 251.05 feet to the beginning of a curve; thence around said curve Northerly 38 feet to the margin of Lebanon Pike; thence with the margin of the same Northeasterly 76.32 feet to the Point of Beginning.

Being the same property conveyed to L. Rebeca DeBoard, by Special Warranty Deed, from The Bank of New York, of record in Instrument # 20030711-0096733 and re-recorded in Instrument # 20030903-0127172, Dated June 27, 2003, Register's Office for Davidson County, Tennessee. Having since married L. Rebeca DeBoard is now known as L. Rebeca DeBoard Seitz. Charles A. Seitz, husband of L. Rebeca DeBoard, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1424, page 111, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1580, Page 39, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 4316, Page 606, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 2009 Lebanon Pike, Nashville, TN 37210.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 28 day of April, 2005.

L. Rebeca DeBoard

L. Rebeca DeBoard

Charles A. Seitz

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, L. Rebeca DeBoard, the within named sellers, 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 purposes therein contained.

Witness my hand, at office, this 28 day of April, 2005.

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES AUG. 14, 2005

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Charles A. Seitz, the within named sellers, 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 purposes therein contained.

Witness my hand, at office, this 28 day of April, 2005.

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES AUG. 14, 2005

Notary Public

My Commission Expires:

File #: **05221-JM**
RECORD & RETURN TO:

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