Davidson County DEEDWARR
Recvd: 05/11/05 11:23 2 pgs
Fees:13.00 Taxes:425.50
20050511-0053149

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Donna L Murff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2005

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
George Murff	Countrywide Home Loans, Inc.	Map 119
2628 Glenrose Ave.	4500 Park Granada	Group 07-0
Nashville, TN 37210-5102	Calabasas, CA 91302-1613	Parcel 110.03

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 acknowledged, we

Ronald Schubert Sidler and wife, Tina M. Sidler

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

George Murff and wife, Donna L. Murff

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lot No. 1 in a subdivision known and designated as Sidler Heights located in the Sixth Civil District of Davidson County, Tennessee, and recorded in Book 4060, Page 98, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 125.00 feet on the northerly margin of Glenrose Avenue and extends back between parallel lines 283.00 feet on the east and 254.89 feet on the west to a broken deadline on which it measures a total of 128.11 feet and is more particularly described as follows:

Commencing at a point on the northerly margin of Glenrose Avenue which is 125.81 feet from the intersection of the centerline of Blackstone Place as projected across Glenrose Avenue and the northerly margin of Glenrose Avenue, thence north 15 deg. 48' east 283.00 feet to an iron pin; thence north 86 deg. 55' west 105.00 feet to an iron pin; thence in a curve to the right, said curve having a radius of 2,965.00 feet for a distance of 23.11 feet to an iron pin; thence south 15 deg. 48' west 254.89 feet to an iron pin in the northerly margin of Glenrose Avenue; thence along the northerly margin of Glenrose Avenue 125.00 feet to the point of beginning, as shown on said recorded plat.

BEING the same property conveyed to Ronald Schubert Sidler and wife, Tina M. Schubert by Quitclaim Deed from Ronald Schubert Sidler, of record in Instrument 20021203-0148443, dated November 18, 2002, Register's Office for said County. See also deed of record in Book 5121, Page 375, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4060, Page 98, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2628 Glenrose Ave., Nashville, TN 37210-5102

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 and assigns forever; and we do covenant with 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 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 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 our hands this 6th day of May, 2005.

Ronald Schubert Sidler

Tina M. Sidler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Schubert Sidler and Tina M. Sidler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 2005.

My Commission Expires: 01/24/09

Notary Public

