WARRANTY DEED



MY COMMISSION EXPIRES MARCH 28, 2007

Davidson County DEEDWARR
Recvd: 05/17/05 09:13 2 pgs
Fees:13.00 Taxes:969.40



20050517-0055272

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $262,000.00.

Cindy O'Neil
Affiant

Subscribed and sworn to before me this 12 day of May, 2005.

Robin S. Edwards
Notary Public
My Commission expires: 3/28/07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brian Perrone	Wachovia Mortgage Corp.	142-13-0-B-105.00CO
1712 Glenridge Drive	210 Wildwood Parkway, Ste. 100	
Nashville, TN 37221	Birmingham, AL 35209	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Christopher J. MacFarlane and Rebecca A. MacFarlane, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brian Perrone**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 105 on the plan of Riverside Subdivision, Phase 3, Revision One, of record in Instrument Number 20001208-0121080, and revised in Instrument Number 20010404-0032691, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
Being the same property conveyed to Christopher J. MacFarlane and Rebecca A. MacFarlane, husband and wife, by deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes, on May 9, 2001, of record in Instrument Number 20010514-0049712, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20001208-0121080 and revised in Instrument Number 20010404-0032691, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7185, page 619; and Book 7405, page 780; and Book 8104, page 211; and Book 8136, page 79; and Book 11063, page 996; and Instrument Number 20040419-0044162, Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Book 6900, page 490, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 6970, pages 275 & 281; and Book 6970, page 278; and Book 7103, page 48; and Book 6972, page 45; and Book 7574, page 645; and Book 7489, page 638; and Book 7803, page 642; and Book 7400, page 645, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7829, page 703, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1712 Glenridge Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 12, 2005.

Christopher J. MacFarlane

Rebecca A. MacFarlane

Rebecca A. MacFarlane

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christopher J. MacFarlane and Rebecca A. MacFarlane, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 12, 2005

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY