RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43828

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

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Nashville, TN 37205
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W & I Ref:( _____ ) Title No: 46338
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/19/05 08:13 2 pgs
Fees:13.00 Taxes:813.63
20050519-0056343

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| William Jeffrey Sisk<br>Cynthia Kyline Sisk<br>771 Myhr Drive<br>Nashville, Tennessee 37221 | **PrimeTrust Bank**<br>**P.O. Box 210618**<br>**Nashville, TN 37221** |

**TAX MAP-PARCEL NUMBERS:** 156-02-083

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$219,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christian Bernard Niemeyer, married**hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William J. Sisk and Cynthia K. Sisk, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 311 on the Plan of Harpeth Valley Park Section 3 of record in Book 4175, page 15 Register's Office for said County.

Said Lot No. 311 fronts 90.0 feet on the easterly margin of Myhr Drive and extends back 218.5 feet on the northerly line and 195.0 feet on the southerly line to a dead line in the rear, measuring 93.0 feet thereon.

Being the same property conveyed to Christian Bernard Niemeyer and wife, Linda Niemeyer by deed from E. Dorris Charlton, III and wife Lisa S. Charlton of record in Book 6890, page 382, said Register's Office. The said Christian Bernard Niemeyer and Linda Miemeyer have since divorced. By Final Decree of record in Book 7938, page 34 Register's Office for said County, subject property was vested in Christian Bernard Niemeyer. By Quitclaim Deed of record in Book 8991, page 951, said Register's Office, as tenancy by the entirety was created in Christian Bernard Niemeyer and wife, Cheryl Carpenter Niemeyer. The said Christian Bernard Niemeyer and Cheryl Carpenter Niemeyer have since divorced. By Final Decree of record in Book 10098, page 171, said Register's Office, subject property was vested in Christian Bernard Niemeyer.

Costa Marie Niemeyer, spouse of Christian Bernard Niemeyer joins in this conveyance solely to convey any and all marital interest she may have in subject property.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4175 Page 15, said Register's Office, which Plan shows a 30 foot minimum building setback line from Myhr Drive and a 10 foot easement for public utility purposes along the rear line(s). Subject to Restrictions of record in Book 3857, page 858, Book 4237, page 179, said Register's Office.

**This is improved property, known as: 771 Myhr Drive, Nashville, Tennessee 37221**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 16th day of May, 2005.

Christian Bernard Niemeyer

Costa Marie Niemeyer

**State of** TENNESSEE
**County of** DAVIDSON

On this 16th day of May, 2005 , before me the undersigned authority, personally appeared Christian Bernard Niemeyer and Costa Marie Niemeyer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

**State of** TENNESSEE My Commission Expires JULY 21, 2007
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $219,900.00

Affiant

Sworn and subscribed before me this the 16th day of May, 2005

My Commission Expires: 3-27-07 JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

Notary Public

MY COMMISSION EXPIRES: MARCH 27, 2007