Davidson County DEEDWARR
Recvd: 05/25/05 10:45 2 pgs
Fees:13.00 Taxes:488.40

20050525-0058958

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Pamela J. C Yates
Affiant

Subscribed and sworn to before me, this 19th DAY OF May, 2005.

Carol A. Clawson
Notary Public

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

P-DP-05-2708

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip John Fenech	Mortgage Lenders of America	
2208 Lindell Avenue	(NAME) 8400 W 110th St., Ste 500	105-14-0-298.00
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Overland Park, KS 66210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DIAMOND PROPERTIES, INC., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PHILIP JOHN FENECH, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Edgehill Estates, Section 4, as of record in Plat Book 4175, page 131, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Diamond Properties, Inc. by Quitclaim Deed from Kendall Moore of record in Instrument # * , Register's Office for Davidson County, Tennessee.

*20050525-0053957

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2208 Lindell Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 19th day of May, 2005.

Diamond Properties

BY: Kendall Moore
Kendall Moore

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Diamond Properties, Inc. , the bargainor (s), 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 and official seal at Nashville, Tennessee, this 19th day of May, 2005.

My Commission Expires: _____

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, THE UNDERSIGNED, a Notary Public within and for said County and State aforesaid, personally appeared KENDALL MOORE and _____, with whom I am personally acquainted and who upon HIS oath(s) acknowledged HIMSELF to be the PRESIDENT and _____ respectively of the DIAMOND PROPERTIES, INC. the within named bargainor, and corporation, and that HE as such PRESIDENT and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said KENDALL MOORE as such PRESIDENT.

Witness my hand and official seal at office at BRENTWOOD, TENNESSEE on this the 19th day of May, 2005.

My Commission Expires 5/21/2008

Notary Public

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

615-515-6800

RETURN TO:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067