Davidson County DEEDWARR
Recvd: 06/29/05 13:19 3 pg
Fees:18.00 Taxes:835.83

20050629-0074842

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
439528 023905
Natalie Powers

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin R. Knapp	SAME	109-5-A-8.00-CO
(NAME) 1005 Wemberton Place	(NAME) SAME	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37214	(STREET ADDRESS) SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Joseph E. Waddell and Cynthia Waddell, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said **Kevin R. Knapp**

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF
COUNTY OF Sumner *The actual consideration or value whichever is greater, for this transfer is $* 225,900.00

Affiant

Subscribed and sworn to before me this the 24 *day of* June 2005

Notary Public

My commission expires:

(Affix Seal)

Joe Lee Morel
State of Tennessee
Notary Public
Sumner County

This is unimproved ( ), known as 1005 Wemberton Place, Nashville, TN 37214

improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 27th *day of* April, 2005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph E. Waddell

Cynthia Waddell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Beverley J. Jennett, *a Notary Public in and for said County and State, Joseph E. Waddell, the within named bargainor* husband and wife *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.* and Cynthia Waddell

Witness my hand, at office, this 27 *day of* April, 2005.

Beverley J. Jennett
Notary Public
My Commission Expires: 11-24-2007

(This area for official notarial seal)

BEVERLEY J. JENNETT
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TN.
MY COMMISSION EXPIRES: NOV. 24, 2007

STATE OF
COUNTY OF

Personally appeared before me, _____, *a Notary Public in and for said County and State, Cynthia Waddell, the within named bargainor* _____ *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this _____ *day of* _____, _____.

_____
Notary Public
My Commission Expires:

(This area for official notarial seal)

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Phase 4, Lakeridge, as of record in Plat Book 8250, Page 726, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph E. Waddell, unmarried by deed from Billy C. Davis and wife, Donna M. Davis, of record in Instrument No. 20011004-0108256, Register's Office for Davidson County, Tennessee.