File Box 8

Davidson County DEEDWARR
Recvd: 06/30/05 11:58 2 pgs
Fees:13.00 Taxes:1813.00

20050630-0075410

WARRANTY DEED

G-CD-05-1804

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Jennifer Hanchey
Affiant

Subscribed and sworn to before me, this 24th DAY OF June, 2005.

Deborah H. Berrie
Notary Public

MY COMMISSION EXPIRES: 3/25/06
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul J. Yoder	new owner	
1804 Linden Avenue (ADDRESS)	(NAME) (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-16 128.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CONSTANCE D. LIEB AND HUSBAND, FREDRICH T. LIEB, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL J. YODER AND WIFE, DEBORAH K. YODER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING THE EASTERLY 20 FEET OF LOT NO. 148, AND ALL OF LOT NO. 149 ON THE REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS OF RECORD IN BOOK 332, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 148 AND ALL OF LOT NO. 149 FRONT TOGETHER 100 FEET ON THE NORTHERLY SIDE OF LINDEN AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO STEPHANIE HOWELL BY QUITCLAIM DEED FROM DONALD E. HOWELL RECORDED AUGUST 15, 2001 IN INSTRUMENT NO. 20010815-0089326, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO DONALD E. HOWELL, UNMARRIED BY WARRANTY DEED RECORDED OCTOBER 5, 1998 IN BOOK 11141, PAGE 433, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) plat of record in Book 332, Page 117, said register's office.

Being the same property conveyed to Constance D. Goodrich by deed from Eunice Smith Russell, of record in Book 4840, Page 70, said Register's Office. By Quitclaim Deed of record in Book 4988, Page 570, said Register's Office, a tenancy by the entireties was created in Constance D. Lieb and Husband, Fredrich T. Lieb.

unimproved ( )
This is improved (X) property, known as 1804 Linden Avenue, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of June, 2005.

Constance D. Lieb

Constance D. Lieb

Fredrich T. Lieb

Fredrich T. Lieb

STATE OF Tennessee
COUNTY OF Davidson

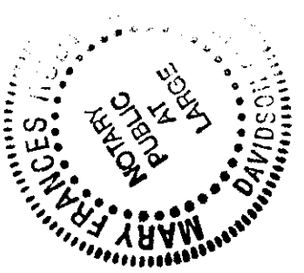
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Constance D. Lieb and Fredrich T. Lieb, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of June, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903