Davidson County DEEDWARR
Recvd: 07/06/05 10:00 2 pgs
Fees:13.00 Taxes:390.35

20050706-0077259

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $105,500.00

William D Cole
Affiant

M. V. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sworn to and subscribed before me on this the 21 day of June, 2005.

M. V. Brooks
NOTARY PUBLIC
My Commission Expires: 05/12/09

MORTGAGEE:

First NLC Financial Services
70 W. Hillsboro Blvd., Bldg. 1
Deerfield Beach, FL 33441

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Chad W. Nevils	Same as Owner	162-03-0 163.00
102 Chrishall Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **CHARLES DAVID PRICE, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **CHAD W. NEVILS and wife, SUZIE NEVILS**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 269 on the Plan of Antioch Park, Section 5 of record in Plat Book 4460, Page 58, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to CHARLES DAVID PRICE by Final Decree of Divorce recorded October 18, 1990, in Book 8219, Page 425, Register's Office for Davidson County, TN.

This is improved property known as 102 Chrishall Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

CDP

WITNESS (my/our) hand(s) this the 21 day of June, 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles David Price

CHARLES DAVID PRICE

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, CHARLES DAVID PRICE, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 21 day of June, 2005.

M. V. Brooks

NOTARY PUBLIC

M. V. BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 05/12/09