Davidson County DEEDWARR
Recvd: 07/06/05 12:25 1 pgs
Fees:13.00 Taxes:395.90

20050706-0077444

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/8/07

NAUERT-H05140

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie J. Nauert, single	American Home Mortgage	034.09-0-043.00
(NAME)	(NAME)	
304 West Monticello Ave	246 E. Janata Blvd. Suite 220	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Lombard, IL 60148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ERIC PRESTON HALL AND TERRI J. HALL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto STEPHANIE J. NAUERT, SINGLE, 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:

Situated in Davidson County, Tennessee, being part of Lot No. 25 on the Alta Loma Subdivision of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, and now being Lot No. 7B on the Dodd Taylor Subdivision of record in Book 8250, Page 353, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Eric Preston Hall and Terri Jan Speakman, unmarried persons as joint tenants with right of survivorship by deed from LaVerne W. Dodd, unmarried, recorded on 5/7/1996 in Record Book 10042, Page 103, Register's Office for Davidson County, Tennessee.

Terri Jan Speakman n/k/a Terri J. Hall.

unimproved ( )
This is improved (X) property, known as 304 West Monticello Ave, Goodlettsville, Tennessee 37072
(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 30th day of June, 2005.

Eric Preston Hall

Terri J. Hall

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named Eric Preston Hall and Terri J. Hall, 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 Goodlettsville, Tennessee, this 30th day of June, 2005.

My Commission Expires:
9/8/07

Notary Public