Davidson County DEEDWARR
Recvd: 07/11/05 13:35 3 pg
Fees:18.00 Taxes:481.00
20050711-0079937

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF July 2005

Notary Public

MY COMMISSION EXPIRES: 4-29-08
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Harvey Arche | Wells Fargo Bank, NA | MAP 052-07 |
| (NAME) | (NAME) | |
| 1016 Neely's Bend Road | 7311 West 130th Street | PARCEL 061.00 |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Overland Park, KS 66213 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Elizabeth S. Paul, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harvey Arche, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 1 on the Plan of Madison Heights Subdivision, Section II, Part I, as of record in Book 2083, Page 62, said Register's Office, together with 28 feet fronting on the southerly margin of Neely's Bend Road, and adjoining part of Lot No. 1 on the easterly Line.

Said Lot No. 1 fronts 125 feet on the southerly side of Neely's Bend Road and extends back between parallel lines 320.0 feet to a dead line.

Together with the following:
A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Neely's Bend Road, said point being the northeasterly corner of Lot No.1 of Madison Heights Subdivision , the plan of which is of record in Book 2083, Page 62, Register's Office for said County, and said point being the northeasterly corner of said subdivision; thence with the southerly margin of Neely's Bend Road, easterly 28 feet; thence southerly and parallel with the easterly margin of said Lot No. 1, 320 feet to a point; thence westerly parallel with the southerly margin of Neely's Bend Road, 28 feet to the corner of said Lot No. 1; thence northerly with the easterly margin of Lot No. 1, 320 feet to the southerly

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 1016 Neelys Bend Road, Madison, TN 37115
(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 hand this 1st day of July, 2005

Elizabeth S. Paul

Elizabeth S. Paul

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth S. Paul, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 1st day of July 2005.

Commission expires 9/22/07

DANIEL L. SCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

margin of Neely's Bend Road, the point of beginning.

BEING the same property conveyed to Harold S. Paul and wife, Elizabeth S. Paul by Warranty Deed dated July 28th, 1961, from B. Ray Chambers and wife, Peggy Jo Chambers of record in Book 3255, page 343, Register's Office for Davidson County, TN The said Harold S. Paul having since died

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Return To:
Sumner Title
131 Indian Lake Blvd
Suite 200
Hendersonville, TN 37075