03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Davidson County DEEDWARR
Recvd: 07/11/05 15:20 2 pgs
Fees:13.00 Taxes:148.00
20050711-0080046

Subscribed and sworn to before me, this 30th day of June, 2005.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

03-0504-32716

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David Michelson	New Owner	143-06-O-A-012
337 Harpeth Ridge Drive		
Nashville, TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Raymond A. Friedman and wife, Jen-Jen Lin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Michelson and wife, Anita Landon Michelson, hereinafter called the Grantees, their successors 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. 12, on the Plan of Harpeth Trace Estates, Phase One, of record in Book 5200, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Raymond A. Friedman and wife, Jen-Jen Lin, by deed from D. Martin Watterson and spouse, Linda Jo Van Eldik, of record in Book 9410, Page 977, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is unimproved property known as 341 Harpeth Ridge Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19th day of May, 2005.

Raymond A. Friedman

Jen-Jen Lin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Raymond A. Friedman and Jen-Jen Lin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 19th day of May, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09