20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/05 10:43 3 pgs
Fees:18.00 Taxes:481.00

20050728-0088249

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 THE
22nd DAY OF July 2005

DANIEL L. WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 9/22/07

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 114, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer F. Webb (NAME)	Guaranty Trust Company (NAME)	MAP 16-0
1974 Union Hill Road (ADDRESS)	316 Robert Rose Drive (ADDRESS)	PARCEL 294.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Michelle Marie Steidl, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer F. Webb and husband, Jeffery W. Webb

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 the 10th Civil District of Davidson County, Tennessee and more particularly described according to a survey by Tommy E. Walker, Surveyor, dated May 8, 1992, as follows, to-wit:

Beginning at a point in the Northerly margin of Union Hill Road, said point being the most Southwesterly corner of the herein described tract; thence now leaving said Northerly margin N 04 deg. 37' 03" East, 146.05 feet to a point; thence N 77 deg. 47' 28" East, 153.24 feet to a point; thence N 64 deg. 00' 00" East, 59.00 feet to a point; thence N 69 deg. 15' 00" East, 107.00 feet to a point; thence N 72 deg. 20' 00" East, 100.00 feet to a point; thence N 74 deg. 30' 00" East, 207.00 feet to a point; thence N 78 deg. 15' 00" East, 14.32 feet to a point; thence S 21 deg. 11' 59" East, 79.40 feet to a point in said Northerly margin of Union Hill Road; thence, with the same, S 68 deg. 32' 36" West 700.71 feet to the point of beginning, containing 1,6356 acres, more or less.

The above described tract is subject to a 20' ingress, egress and private utility easement running Northerly across the Westerly end of said tract.

Being the same property conveyed to Michelle Marie Steidl, Unmarried by

CONTINUED

unimproved ( )
This is improved (X) property, known as 1984 Union Hill Road, Goodlettsville, TN 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 hand this 22nd day of July, 2005

Michelle Marie Steidl

LEGAL DESCRIPTION CONTINUATION

Warranty Deed from Annette McEachern a/k/a Annette Berman a/k/a Annette Rich Berman a/k/a Annette Rich Arboe, and husband, David Arboe, dated September 17, 2002, of record by Instrument No. 20020920-0115007 in the Register's Office for Davidson County, Tennessee.

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

Michelle Steidl being one and the same person as Michelle Marie Steidl.

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 Michelle Marie Steidl, 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 22nd day of July, 2005.

Commission expires 9/22/07

Notary Public

DANELL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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