Davidson County DEEDWARR
Recvd: 08/04/05 14:25 2 pgs
Fees:13.00 Taxes:325.60

20050804-0091916

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $88,000.00

Affiant

Subscribed and sworn to before me, this 21st day of July, 2005.

Notary Public

My commission expires: 5-17-2008

ASHLEY W. BLACKBURN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
2690 Dunkeld Court
Franklin, Tennessee 37069
(615) 376-2155

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William L. Mathison	**Countrywide Home Loans**	**084-10-0-053.00**
2200 Mecca Drive	**750 Old Hickory Blvd., Suite 180**	
Nashville, Tennessee 37214	**Brentwood, TN 37027**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Delores Sternenberg

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

William L. Mathison, 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. 286, on the Plan of Maplecrest, of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Delores Sternenberg by Quitclaim Deed from Joshua David of record at Instrument #20041021-0126643, Register's Office for Davidson County, Tennessee. & 9150

Inst 20050804-0091915

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 1835, pages 27 & 28, Register's Office for Davidson County, Tennessee. Restrictive covenants contained in an instrument of record in Book 1874, page 452 and Book 1906, page 357, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer of record in Book 4896, page 103, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

This is improved property known as 2200 Mecca Drive, Nashville, Tennessee 37214.

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 in 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 21st day of July, 2005.

Delores Sternenberg

Fred C. Sternenberg

Fred C. Sternenberg

* Fred C. Sternenberg, spouse of Delores Sternenberg, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any claim or interest he might have in said property, including homestead and any marital claim, interest or right that might be granted to a spouse by law. [redacted]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Delores Sternenberg and Fred C. Sternenberg, the within named Grantors, 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, at office, this 21st day of July, 2005.

Notary Public

My Commission Expires: 5-17-2008

ASHLEY W. BLACKBURN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067