Davidson County DEEDWARR
Recvd: 08/05/05 09:15 2 pgs
Fees:13.00 Taxes:591.63

20050805-0092233

WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 2005

Notary Public

MY COMMISSION EXPIRES: ~~April 24, 2009~~ 10/25/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Jean Stafford (NAME)	SAME (NAME)	p/o 128 30.00
7717-A Sawyer Brown Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (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, Steve Hulen and wife, Janice Hulen

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

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:

A certain townhome apartment in Davidson County, Tennessee being Lot No. 2 Unit No. A, together with the appurtenant interest in the common elements of Spring Valley Townhomes, a horizontal property regime established by Declaration of Covenants, Condition, and Restrictions of record in Instrument No. 20020620-0074691, as amended in Instrument No. 20021218-0156201 and further amended and modified in Instrument No. 20050415-0042354 and Instrument No. 20050607-0065030, Register's Office for Davidson County, Tennessee. Said unit being depicted on the Site Plan of record as Exhibit "A-1" to the said Declaration of Covenants, Condition, and Restrictions of record in Instrument No. 20020620-0074691, as amended in Instrument No. 20021218-0156201 and further amended and modified in Instrument NO. 20050415-0042354 and Instrument No. 20050607-0065030, said Register's Office.

Being part of the same property conveyed to Steve Hulen and wife, Janice Hulen by deed from J.A. Massey, dated June 3, 1999, of record in Book 11525, page 150, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7717-A Sawyer Brown Road, Nashville, TN 37221
(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 our hand S this ~~21st~~ 22nd day of July 2005

Steve Hulen

Janice Hulen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Hulen and wife, Janice Hulen

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Franklin, Tennessee, this 21st day of July 2005.

Commission expires April 22, 2009

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