Return To:
B-4619

Jack Case Wilson Title Associates, LLC
7100 Executive Center Blvd.
Suite 150
Brentwood, TN 37027

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,670.00.

Carol R Swan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2005.

Angela K. Robertson
Notary Public
MY COMMISSION EXPIRES 5/13/06
File No. G5-5303D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Destin W. Weishaar, a single man (NAME)	nBank Mortgage (NAME)	72-16-117
1705 Tammany Drive (STREET ADDRESS	55 Merchant Street, Ste4 300 (STREET ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Springdale, OH 45246 (CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/09/05 09:43 2 pgs
Fees:13.00 Taxes:390.98
20050809-0093986

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 HEREBYACKNOWLEDGED, WE, **Virginia Brassell, a single woman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Destin W. Weishaar, a single man** 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. 33 on the Plan of Peerman's Heights Subdivision as of record in Book 2133, page 3, Register's Office for Davidson County, Tennessee.
~~Said Lot No. 33 fronts 86 feet on the easterly side of Tammany Drive, and runs back between lines measuring 298.5 feet on the northerly line and 279 feet on the southerly line to a dead line in the rear measuring 113.7 feet thereon.~~

Being the same property conveyed to Donald Brassell and Virginia Brassell, husband and wife, by Deed from Benjamin F. Brassell and Dessie P. Brassell, dated May 2, 2001, of Record as Instrument No. 200105240053957, Register's Office for Davidson County, Tennessee.

Donald Brassell having since died, vesting sole ownership in Virginia Brassell as surviving tenant by the entirety.
Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved (XX) property, known as 1705 Tammany Drive, Nashville, TN 37206.

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. Whenever 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 18th day of July, 2005.

Virginia Brassell
Virginia Brassell

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 Virginia Brassell, the bargainor(s), with whom Iampersonally 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 and official seal, this 18th day of July, 2005.

My Commission Expires: 10/15/06

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of July, 2005.

My Commission Expires:_____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of July, 2005.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066