Return to: Castleman Title
110 Glancy ST., STe. 112
Goodlettsville, TN 37072

(1)

Name and Address of New Owner:

Joyce B. Borck
613 Andrew Rucker Lane
Nashville, TN 37211

Send Tax Bills To:
Wells Fargo Home Mortgage
P. O. Box 10304
Des Moines, IA 50306
Same

Prepared by:

David W. McMackin
5200 Maryland Way Ste.110
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater for this transfer is $265,000.00

Affiant
Subscribed and sworn to before me on this 09/16/05.

Notary Public

My Commission Expires: 2/24/09

Map & Parcel No.
161-14-0A-013.00-

Davidson County DEEDWARR
Recvd: 09/26/05 12:04 2 pg
Fees:13.00 Taxes:980.50
20050926-0115276

TAREE L. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Charles E. Cressell and Karen L. Cressell (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Joyce B. Borck* (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

*married

Land located in Davidson County, Tennessee, being more particularly described as follows:

Being all of Lot No. 13, on the plan of Thrible Springs Estates, Phase I, as of record in Plat Book 6900, Page 313, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles E. Cressell and wife, Karen L. Cressell by Warranty Deed dated 05/26/1998 of record in Book 10948, Page 333, said Registers Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 613 Andrew Rucker Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their successors and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and bind herself/himself/thyself and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their and assigns, against the lawful claims of all persons.

WITNESS my hand on this 09/16/05.

Charles E. Cressell

Karen L. Cressell

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Charles E. Cressell and Karen L. Cressell, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and that he executed the foregoing instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and seal this 09/16/05.

NOTARY PUBLIC

My Commission Expires: 2/24/09

TAREE L. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY