Davidson County DEEDWARR
Recvd: 10/11/05 08:10 2 pgs
Fees:13.00 Taxes:336.70

20051011-0122280

	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $91,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of October, 2005. Notary Public My commission expires: 11/24/08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joshua Viele	**Crown Mortgage Services**	**94-2-71.01**
1705 Electric Avenue	**833 C-Wren Road**	
Nashville, TN 37206	**Goodlettesville, TN 37072**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Melva L. Padgett, unmarried

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

Joshua Viele and Jennifer Sullivan, both unmarried as joint tenants with right of survivorship

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:

Being Lot No. 56 on the Plan of United Electric Railway Company's Addition, as of record in Book 161, page 8, Register's Office for said County.

Said Lot No. 56 fronts 50 feet on the northerly side of electric Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Melva L. Padgett, unmarried, by Deed from Benjamin Bradford Burgess and Suzanne Burgess, of record by Instrument No. 20010221-0016105, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2006, which have been prorated and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record; and any and all easements and restrictions of record in the Register's Office for Rutherford County, Tennessee.

This is improved (____) Unimproved (____) property, known as **1705 Electric Avenue, 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 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 3rd day of October, 2005.

Melva L. Padgett

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 **Melva L. Padgett** 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 Brentwood, Tennessee on this **3rd** day of **October, 2005.**

Robin R. Keller
Notary Public

My Commission Expires: 11/34/08

