03

Realty Title
48-A

THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan, Esq.
121 First Avenue South, Suite 200
Franklin, TN 37064

RETURN TO:

Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Ste. 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 12/05/05 09:10 2 pgs
Fees:13.00 Taxes:503.20

20051205-0145518

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of November, 2005.

Notary Public
My Commission Expires: 2/22/2009

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Corey Emerick
536 Brookview Estates Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
162-10-87.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER N. WEBER and wife, MELISSA LYNN WEBER**, hereinafter referred to as Grantor(s), hereby transfers and conveys to **COREY [redacted] LISA EMERICK**, hereinafter referred to as Grantee(s), his/her/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. 87 on the Plat of Brook View Estates, Section 2, of record in Plat Book 4460, Page 163, Register's Office for Davidson County, Tennessee to which plat reference is made for a more complete description.

BEING the same property conveyed to CHRISTOPHER N. WEBER, a single person, by Warranty Deed from NATIONSCREDIT HOME EQUITY SERVICES, of record as Instrument No. 20010611-0061351, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **536 Brookview Estates Drive, Antioch, TN 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever, and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 18 day of November, 2005.

CHRISTOPHER N. WEBER

MELISSA LYNN WEBER*

***Melissa Lynn Weber joins in this conveyance to convey and transfer any interest in said property by virtue of her marriage to Christopher N. Weber.**

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **CHRISTOPHER N. WEBER**, with whom I am personally acquainted (or who 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 this 18 day of November, 2005.

Notary Public

My Commission Expires: 1/4/06

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **MELISSA LYNN WEBER**, with whom I am personally acquainted (or who 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 this 18 day of November, 2005.

Notary Public

My Commission Expires: 1/4/06