24803

Davidson County DEEDWARR
Recvd: 12/19/05 15:18 1 pgs
Fees:13.00 Taxes:627.15
20051219-0152147

WARRANTY DEED

AT-20050048

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of December, 2005.

Notary Public

(Affix Seal)

My Commission Expires: 11/27/07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#
Steven Loki Lucia Modi	Freemont Investment & Loan	164-13-0 129.00
5621 Murphywood Crossing	4343 Anchor Plaza Parkway Suite 150	
Antioch, TN 37013	Tampa, Fl. 33634	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Phillip Nevils and wife, Misty Nevils, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ~~Steven~~ Loki and Lucia Modi, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit: ★ STEPHEN

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 72 on the Plan of Asheford Crossing, Section Three, of record in Book 9700, page 545, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phillip Nevils and wife, Misty Nevils from Phillip Nevils and Misty Martin by Quitclaim Deed dated March 31, 2005 and recorded April 11, 2005 in Instrument #20050411-0039471, Register's Office for Davidson County, Tennessee. Said Deed also acquired in Instrument #20030609-007935 on May 30, 2003, said Register's Office.

( ) **unimproved**
This is (X) improved property know as 5621 Murphywood Crossing, 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 12th day of December, 2005

Phillip Nevils

Misty Nevils

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named Phillip Nevils Misty Nevils, 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 Williamson, Tennessee, this 12th day of December, 2005.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY