Davidson County DEEDWARR
Recvd: 12/27/05 15:12 2 pgs
Fees:13.00 Taxes:1417.10

20051227-0154386

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-HR-05-3105

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theo Emery	Suntrust Mortgage, Inc.	
3105 Acklen Avenue (ADDRESS)	(NAME) 201 4th Avenue North/ 7th Floor	104-10-183
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(ADDRESS) Nashville, TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID OREN NELSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~THEO EMERY~~ ***Theodore A. Emery AND WIFE, AUDIE CORNISH EMERY, 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:

BEING LOT NO. 11 OF BLOCK 4 ON THE PLAN OF FAIRFAX PLACE AS OF RECORD IN BOOK 547, PAGE 137 AND 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 11 FRONTS 60.0 FEET ON THE SOUTHERLY SIDE OF ACKLEN AVENUE AND RUNS BACK 161.9 FEET ON THE EASTERLY LINE AND 162.38 FEET ON THE WESTERLY LINE TO A DEAD LINE AND MEASURES 60.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DAVID OREN NELSON BY WARRANTY DEED FROM MELINDA E. SANDERS-OBERMEIER AND STEPHEN J. OBERMEIER, RECORDED THE 13TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040513-0055838, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 547, page 138, Register's Office for Davidson County, Tennessee.

***Theodore A. Emery

unimproved ( )
This is improved (X) property, known as 3105 Acklen Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 8th day of December, 2005.

David Oren Nelson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Oren Nelson, the within named bargainor, with whom I am personally 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 the 8th day of December, 2005.

_____
Notary Public

My Commission Expires: 7-2906

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903