Bk8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/06 13:48 2 pgs
Fees:13.00 Taxes:625.30
20060103-0000643

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $169,000.00

Affiant

Subscribed and sworn to me on December 30, 2005

NOTARY PUBLIC
My Commission Expires 01/27/07

KRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Attorney at Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Candace W. Compton 1445 Bending River Drive Nashville, Tennessee 37221	new owner	126-16-A-417

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rochford Realty and Const. Co., Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Candace W. Compton, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING Lot No. 550 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown on the plat of record as Instrument No. 20050215-0016985 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Rochford Realty and Construction Co., Inc., a Tennessee corporation, by deed dated March 15, 2005, from Riverwalk Development Partners, Inc., a Tennessee corporation, of record as Instrument No. 20050318-0029884 in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.
>
> Grantor convenants and agrees that Grantor is responsible for payment of the 2005 property taxes and agrees to do so on her before February 28, 2006.
>
> This property is also known as improved property located at 1445 Bending River Drive, Nashville, TN 37221

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on December 30, 2005.

ROCHFORD REALTY AND CONST. CO., INC.

BY: James G. Morrissey

ITS: V.P.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, James G. Morrissey, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Vice President of Rochford Realty and Const. Co., Inc., the within named bargainor, and that he/she as such Vice President executed the foregoing instrument for the purposes therein contained, by signing for Rochford Realty and Const. Co., Inc. by himself/herself as Vice President.

WITNESS MY HAND AND OFFICIAL SEAL, this the 30th day of December, 2005.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE