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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/06 15:18 2 pgs
Fees:13.00 Taxes:593.85

20060426-0047966

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **21ST DAY OF APRIL, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

(AFFIX SEAL)

JUSTIN A. LUNN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 19, 2008

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BUFFY BOOKER	American Mortgage Network Inc., a Delaware Corporation, ISAOA	**161-11-A-98CO**
(NAME)	(NAME)	
475 HUNTINGTON RIDGE DRIVE	10421 Wateridge Circle	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	San Diego, CA 92121	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM TELFORD and PEGGY TELFORD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BUFFY BOOKER**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 98, ON THE PLAN OF HUNTINGTON RIDGE TOWNHOUSE CONDOMINIUMS OF RECORD IN BOOK 4675, PAGE 9, REVISED IN BOOK 9700, PAGE 846, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM TELFORD AND WIFE, PEGGY TELFORD BY DEED FROM JULIE HAYES, A MARRIED WOMAN OF RECORD IN INSTRUMENT NO. 20051205-0145959 DATED NOVEMBER 30, 2005 AND RECORDED DECEMBER 5, 2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **475 HUNTINGTON RIDGE DRIVE, NASHVILLE, TN 37211**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 **our hands** this **21st day of April, 2006**.

WILLIAM TELFORD

PEG TELFORD BY WM TELFORD P.O.A.

PEGGY TELFORD
BY: WILLIAM TELFORD, ATTORNEY IN FACT

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **William J. Telford**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Peggy A. Telford** as Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **21st day of April, 2006.**

Commission expires: **July 19, 2008**



JUSTIN TATUM Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally **William J. Telford** appeared with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **21st day of April, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

