Davidson County DEEDWARR
Recvd: 08/17/06 11:51 2 pgs
Fees:13.00 Taxes:380.73

20060817-0101555

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44857

WARRANTY DEED
RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$102,900.00.

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
16th DAY OF AUGUST, 2006.

_____
Notary Public

M/COMMISSION EXPIRES: 3-20-10

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
DAVID W. NEFF **1104 Davidson Road** **Nashville, TN 37205**	**Mortgage Lenders of America, LLC** **8400 W 110th Street, Suite 500** **Overland Park, KS 66210**	**105-2-463** **16W 3686**

FOR AND IN 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, JOHN ED OTEY and wife, JOYCE A. OTEY**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID W. NEFF and wife, ALEXANDRA H. NEFF**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of Edgehill Estates, Section 100, of record in Plat Book 4860, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 59.41 feet on the easterly margin of 9th Circle South and extends back 120.46 feet on the northerly line and 146.05 feet on the southerly line to a dead line in the rear, measuring 52.0 feet thereon.

Being the same property conveyed to John Ed Otey and wife, Joyce A. Otey by deed from Metropolitan Development and Housing Agency (formerly The Nashville Housing Authority) of record in Book 6351, page 14, and re-recorded in Book 6352, page 344, Register's Office for Davidson County, Tennessee.

This is improved property known as 104 9th Circle South, Nashville, TN 37203

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 16th day of August, 2006.

X _____
JOHN ED OTEY

X _____
JOYCE A. OTEY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN ED OTEY and wife, JOYCE A. OTEY, the bargainors, 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 Nashville, Tennessee, this the 16th day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010