05

Realty Title Box 48

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00 Patty Parsons Affiant Subscribed and sworn to before me, this 24th DAY OF May, 2007 Notary Public MY COMMISSION EXPIRES: 03/12/11 (AFFIX SEAL)
G-CW-07-965	

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Charles Causey	Magna Bank F/K/A 1st Trust Bank for Savings	
965 Harpeth Bend Drive (ADDRESS)	P.O. Box 17257 (NAME)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (ADDRESS) (CITY) (STATE) (ZIP)	156-5-19

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 GINA NOLAN, * married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey *Jakobik unto CHARLES CAUSEY, 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:

Land in Davidson County, Tennessee, being Lot 802, HARPETH WOODS, FIRST ADDITION, SECTION FOUR, as shown on plat of record in Plat Book 5200, Page 635, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gina Nolan by Warranty Deed from Elaine Oakley Barnes Caine and husband, Bruce T. Caine, recorded on the 18th day of October, 2002 in Instrument No. 20021018-0128126, in the Register's Office of Davidson County, Tennessee. Jack L. Jakobik, Jr. joins in this instrument for the purpose of conveying any and all marital interests in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5200, page 635; Book 6097, page 560, Register's Office.

Unimproved ( )

This is improved (X) property, known as 965 Harpeth Bend Drive, Nashville, Tennessee 37221
(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 24th day of May, 2007.

Gina Nolan nka Jakobik
Nolan

Jack L. Jakobik, Jr.

Davidson County DEEDWARR
Recvd: 06/04/07 08:20 2 pgs
Fees:13.00 Taxes:647.50
20070604-0065575

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee
COUNTY OF Davidson

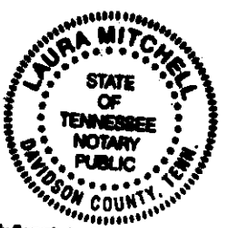
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gina Nolen nka Jakobik and Jack L. Jakobik, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of May, 2007.

Notary Public

My Commission Expires: 5/22/10

(SEAL)



My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UINSATISFACTORY WHEN RECEIVED