Davidson County DEEDWARR
Recvd: 12/10/07 08:33 2 pgs
Fees:13.00 Taxes:233.10
20071210-0141988

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: Jan 26, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00
X _____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 2007.
_____
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-26-2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilfred D. & Julia A. Warner 106 Harpers Hop Court Madison, AL 35758	New Owner	Map 53.03 Parcel 98

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,

Carmen M. Diaz, a single person

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Wilfred D. Warner and wife, Julia A. Warner

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:

DESCRIBED PROPERTY IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 165, SECTION "C-1", VILLAGES OF OLD HICKORY, AS SHOWN ON PLAN OF SECTION "C-1" AND PART OF SECTION "C" RECORDED DECEMBER 28, 1949, BOOK 1424, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CARMEN M. DIAZ, A SINGLE PERSON BY DEED FROM MAXIE O. PATTON, III AND PAM SALAS, BOTH UNMARRIED, DATED SEPTEMBER 26, 1996, AND OF RECORD IN BOOK 10208, PAGE 509, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 1424, Page 130, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 2017, Page 339, Register's Office for Davidson County, Tennessee (but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a)is exempt under Title 42 of the United State Code, or (b)relates to handicap but does not discriminate against handicapped persons.)
3) Property is subject to easement for utilities to E.I. Dupont Denemours in Book 2017, Page 338, said Register's Office.
4) 2008 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1408 Berry Street, Old Hickory, TN 37138**
(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 my hand(s) this 7th day of December, 2007.

Carmen M. Diaz
Carmen M. Diaz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carmen M. Diaz, a single person, with whom I am personally acquainted, (or who 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, at office, this 7th day of December, 2007.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076