Davidson County DEEDWARR
Recvd: 01/15/08 10:25 2 pgs
Fees:13.00 Taxes:754.80

20080115-0004424

WARRANTY DEED

B-HDH-07-1119

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF January, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-12-11
(AFFIX SEAL)

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
Celeste Dye	Wells Fargo (NAME)	
1119 Greenland Avenue	P.O. Box 11701 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Newark NJ 07101 (CITY) (STATE) (ZIP)	61-11-231.00

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 DARA JAMES. MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CELESTE DYE, A SINGLE WOMAN, 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 1, RESUBDIVISION OF PART OF LOT 9, GREENLAND TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5190, PAGE 362, 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 DARA JAMES BY SPECIAL WARRANTY DEED FROM BANK ONE, NATIONAL ASSOCIATION AS TRUSTEE PNC MT2000-1, RECORDED ON THE 20TH DAY OF MAY, 2003 IN INSTRUMENT NO. 20030520-0068579, CORRECTED BY DEED OF CORRECTION RECORDED IN INSTRUMENT NO. 20040402-0037278, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DARA JAMES BY SPECIAL WARRANTY DEED FROM BANK ONE, NATIONAL ASSOCIATION AS TRUSTEE PNC MT2000-1, RECORDED ON THE 20TH DAY OF MAY, 2003 IN INSTRUMENT NO. 20030520-0068579, CORRECTED BY DEED OF CORRECTION RECORDED IN INSTRUMENT NO. 20040402-0037278, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 5190, PAGE 362, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ( )
This is improved (X) property, known as **1119 Greenland Avenue, Nashville, Tennessee 37216**
(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 9th day of January, 2008.

Dara James

Dara James

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dara James, 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 4th day of January, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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