Davidson County DEEDWARR
Recvd: 03/10/08 08:59 2 pgs
Fees:13.00 Taxes:247.90

20080310-0023635

WARRANTY DEED

P-08-604

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/24/2008 (AFFIX SEAL)

SANDY MEYER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Neumaier	Community First Bank & Trust	
604 S. 14th Street	(NAME) 501 S. James M. Campbell Blvd	094-01-0-104.00
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERICK MURRAY, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES P. NEUMAIER AND WIFE, HOLLY P. NEUMAIER, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 116 on the plan of Payne, Blakemore and Cummings Addition to Nashville, of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Erick Murray by Warranty Deed from Wilson Enterprises, Inc., of record in Instrument No. 20061011-0126520, Register's Office for Davidson County, Tennessee, dated October 10, 2006.

Real property is known as 604 S. 14th Street, Nashville, TN 37206

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Said Property is investment and has never been the principle residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 604 S. 14th Street, Nashville, Tennessee 37206
(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/our hand(s) this 29th day of February, 2008.

Erick Murray

Christina Murray

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 Erick Murray and Christina Murray the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of February, 2008.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800