Davidson County DEEDWARR
Recvd: 10/16/03 09:35 2pgs
Fees:13.00 Taxes:795.50

20031016-0153252

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of October, 2003.

Notary Public

My Commission Expires 9/4/05

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

Address New Owner
Anthony P. Almeda
6424 Sugar Maple Lane
Nashville, TN 37221

Send Tax Bills to:
Same As New Owner

Map-Parcel
155-8-B-8 CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, John J. Davis and wife, Mary G. Davis, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anthony P. Almeda and Arlene J. Almeda, Husband and Wife, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 8 on the Plan of the Subdivision for Phase 1, South Colony at Riverbend of Riverbend of record in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John J. Davis and wife, Mary G. Davis by quitclaim deed from Alphonse H. Davis and wife, Dolores H. Davis of record in Book 11086, Page 704, Register's Office for Davidson County, Tennessee. Said Mary G. Davis is also known as Mary B. Davis.

This conveyance in made subject to:

1. County taxes for subsequent years
2. Any and all restrictions and easements of record.
3. All matters set forth in plat of record in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6424 Sugar Maple Lane Nashville, TN 37221

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6th day of October, 2003

John J. Davis

Mary G. Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public in and for the said County and State, personally appeared John J. Davis and Mary G. Davis, the within named bargainor, 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 at Nashville, Tennessee this 6th day of October, 2003.

Notary Public

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN