THIS INSTRUMENT WAS PREPARED BY:	STATE OF Tennessee
KIRK C. WAITE, ATTORNEY MOORELAND TITLE COMPANY P. O. BOX 2127 BRENTWOOD, TN 37024-2127	COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,098.77 Affiant Subscribed and sworn to before me, this 4th DAY OF December, 2003. Notary Public MY COMMISSION EXPIRES: March 6, 2 (AFFIX SEAL)
Davidson County DEEDWARR Recvd: 12/09/03 14:26 2pgs Fees:13.00 Taxes:296.37 03835 20031209-0176532	

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Warranty Deed

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Nance		
3047 Richmond Hill Drive (ADDRESS)	(NAME) SAME (ADDRESS)	60-2-177.00
Nashville, Tennessee 37207 (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 FANNIE ELIJAH CRAIG AND YOLANDA ELIJAH BOWMAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM NANCE AND WIFE, VICKY NANCE, 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:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, pages 119 and 120, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Westerly margin of Richmond Hill Drive, the common front corners of Lot No. 163 and Reserved Tract "A" 105.0 feet to a concrete marker at the common rear corners of Lots Nos. 162 and 163, 135.0 feet to a point in the southerly margin of Creekwood Drive; thence with said margin of said Creekwood Drive, 80.0 feet to a concrete monument at the beginning of a curve having a radius of 25.00 feet, thence around said curve in a right arc, 39.27 feet to a concrete monument in the westerly margin of Richmond Hill Drive; thence with said margin of said Richmond Hill Drive 110.0 feet to the point of beginning.

Being the same property conveyed to Fannie D. Craig and Yolanda Elijah Bowman by Quitclaim Deed from J. Wayne Thomas, Trustee, of record in Instrument No. 200107200077147 and further conveyed to Fannie D. Craig by Quitclaim Deed from Erma Watkins, a single person in Book 9489, page 273, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements of record.

unimproved ( )
This is improved (X) property, known as 3047 Richmond Hill Drive, Nashville, Tennessee 37207
(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 4th day of December, 2003.

Fannie Elijah Craig

Fannie Elijah Craig

Yolanda Elijah Bowman

Yolanda Elijah Bowman

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 Fannie Elijah Craig and Yolanda Elijah Bowman, the bargainor (s), 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 at Nashville, Tennessee, this 4th day of December, 2003.

My Commission Expires: March 6, 2006

Notary Public

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

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 4th day of December, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO: KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127