WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/06/04 10:48 2pgs
Fees:13.00 Taxes:878.75

B-GINA-03-6900 20040106-0001835

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF December, 2003.

Notary Public

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES: 5/3/04
(AFFIX SEAL)

LAURA SHOUN
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina E. Nolan	Wells Fargo Home Mortgage, Inc	
6900 Harpeth Glen Trace	(NAME) 4456 Corporate Lane Ste 100	155-3-D-63 CO
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Virginia Beach, VA 23462	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

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 JAMES E. VENABLE AND WIFE, ANNE B. VENABLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GINA E. NOLAN,* 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 No. 63 on the Plan of Section 1, Allens Green, of record in Plat Book 7900, Page 632, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James E. Venable and wife, Anne B. Venable by Deed dated October 29, 1999 and filed for record on November 3, 1999 in Book 11729, Page 851, Register's Office for Davidson County, Tennessee.

This conveyance is subject to HOA Charter of record in Book 9231, Page 789; Stormwater Detention Agreement of record in Book 9278, Page 36; Conveyance of Open Space of record in Book 11411, Page 193, all of record of the said Register's Office.

Drainage Easements of record in Deed Book 8278, Page 236; Harpeth Valley Utility Easement of record in Book 8626, Page 884, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

This conveyance is subject to Restrictions of record in Book 9231, Page 789, Register's Office for said County.

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

* and Jack L. Jakobik, Jr. joint tenants with the right of survivorship

unimproved ( )
This is improved (X) property, known as 6900 Harpeth Glen Trace, Nashville, Tennessee 37221
(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 29th day of December, 2003.

James E. Venable

Anne B. Venable

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shaun, a N otary Public of the County and State first above written, do hereby certify that James E. Venable and wife, Anne B. Venable personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of December, 2003.

Notary Public

My Commission Expires: 5/3/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903