Davidson County DEEDWARR
Recvd: 01/06/04 11:39 2pgs
Fees:13.00 Taxes:103.60

20040106-0001927

WARRANTY DEED

B-TRA-03-0018

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE 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
Benita Jackson-Davis	BENITA JACKSON-DAVIS (NAME)	
4445 Enchanted Circle	4449 ENCHANTED CIRCLE (ADDRESS)	58-10-45
Nashville, Tennessee 37218 (CITY) (STATE) (ZP)	NASHVILLE, TN 37218 (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 STANLEY A. TRICE AND WIFE, MARY E. TRICE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENITA JACKSON-DAVIS, 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. 18 on the Plan of Enchanted Hills Section Five, Phase Two, of record in Plat Book 9700, Page 371, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stanley A. Trice and wife, Mary E. Trice by Deed dated October 7, 1999 and filed for record on October 15, 1999 in Book 11705, Page 176, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 4147, Page 49 and Book 11664, Page 291, Register's Office for said County.

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

*married

This is (unimproved) (improved) property, known as 4445 Enchanted Circle, Nashville, Tennessee 37218
(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.

Stanley A. Trice

Mary E. Trice

STATE OF Tennessee

COUNTY OF Davidson

I, DEENA L. O'BRIEN, a Notary Public of the County and State first above written, do hereby certify that Stanley A. Trice and wife, Mary E. Trice 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.

Deena L. O'Brien
Notary Public

My Commission Expires:

(SEAL)

DEENA L. O'BRIEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903