File #200320515

Davidson County DEEDWARR
Recvd: 01/08/04 12:34 2pgs
Fees:13.00 Taxes:839.90
20040108-0003303

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,000.00.

Christella Chavez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2004.

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES: ~~10/22/05~~ 9/25/2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 2, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christella Chavez	New Owner	Map: 155-16-A-238.00 CO
(NAME) 7024 Meadow Ridge Cr.	(NAME)	Parcel:
(ADDRESS) Nashville TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JAMES NORMAN HOLCOMBE, SR. AND WIFE, DIONNE S. HOLCOMBE,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CHRISTELLA CHAVEZ, UNMARRIED** , hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 94, on the Plan of Traceside, Section Eight, as shown by plat appearing of record in Plat Book 9700, Page 659, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James Norman Holcombe, Sr. and wife, Dionne S. Holcombe by Warranty Deed of record in Instrument No. 20011231-0144909, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 9236, Page 504, Book 9435, Page 493 and amended in Book 9677, Page 675; By-Laws of record in Book 9668, Page 899; Charter for Traceside Homeowner's Association of record in Book 9668, Page 894; Dedication of common area of record in Instrument No. 20000329-0031456: Easements of record in Book 1306, Page 279 and in Book 10053, Page 235; and, any and all matters shown on plat of record in Plat Book 9700, Page 659; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 7024 Meadow Ridge Cr., Nashville, TN 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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 2nd day of January, 2004.

James Norman Holcombe, Sr.

Dionne S. Holcombe

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared James Norman Holcombe, Sr. and wife, Dionne S. Holcombe who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of January, 2004.

Notary Public

My Commission Expires: _____



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 2
Franklin, TN 37064