Davidson County DEEDWARR
Recvd: 01/13/04 08:15 2pgs
Fees:13.00 Taxes:569.80

20040113-0004926

WARRANTY DEED

R-BOA-03-0496

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Darrel D Girardier
Affiant

Subscribed and sworn to before me, this 22nd DAY OF December, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/28/2006
(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
Amy Jo Girardier	Bank of America	
496 Huntington Ridge Drive (ADDRESS)	200 S. College St. (NAME) (ADDRESS)	161-11-A-119
Nashville, Tennessee 37211-5983 (CITY) (STATE) (ZIP)	Charlotte NC 28255 (CITY) (STATE) (ZIP)	

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 GINGER SUE SNELL, BOTH UNMARRIED EDDIE R. WARE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMY JO GIRARDIER AND HUSBAND DARREL D. GIRARDIER, 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 Unit No. 119 on the Plan of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ginger Sue Snell and Eddie R. Ware, both unmarried as joint tenants with right of survivorship by Quitclaim Deed dated 5/14/98 and filed for record on 5/28/98 in Book 10947, page 728, said Register's Office.

unimproved ( )
This is improved (X) property, known as 496 Huntington Ridge Drive, Nashville, Tennessee 37211-5983
(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 22nd day of December, 2003.

Ginger Sue Snell

Eddie R. Ware

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that Ginger Sue Snell ~~both unmarried~~ & Eddie R. Ware personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd day of December, 2003.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903