Davidson County DEEDWARR
Recvd: 01/14/04 10:45 2pgs
Fees:13.00 Taxes:1139.60

20040114-0005780

# WARRANTY DEED

G-VRE-03-2209

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00.

* Affiant

Subscribed and sworn to before me, this 12th DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC

**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 |
|---|---|---|
| Andrea L. Little | ABN AMRO MORTGAGE GROUP, INC. | My Commiss... Expires 12-27-2005 |
| 2209 Natchez Trace | (NAME) 2600 W. BIG BEAVER ROAD | 104-15-0-003.00 |
| (ADDRESS) Nashville, Tennessee 37212 | (ADDRESS) TROY, MI 48084 | |
| (CITY) (STATE) (ZIP) | (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 JANET M. MCDONALD, A SINGLE PERSON,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREA L. LITTLE, A SINGLE PERSON,, 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. 3 on the map of a subdivision of Lots No. 31 and 32 in Bransford Realty Company's Westmorland, Subdivision as of record in Book 547, page 113, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 80 feet on the westerly side of 28th Avenue and runs back 115 feet on the northerly line and 50 feet on the southerly line with the northerly margin of an alley to a deda line measuring 130 feet thereon.

Being the same property conveyed to Janet M. McDonald, a single person by Warranty Deed from Julia C. Goodin, a single person dated May 25, 1994 and filed for record on May 26, 1994 in Book 9357, page 461, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 547, page 113, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 2209 Natchez Trace, Nashville, Tennessee 37212
(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 12th day of January, 2004.

Janet M. McDonald

STATE OF Tennessee
COUNTY OF Davidson

I, John Gleaves, a Notary Public of the County and State first above written, do hereby certify that Janet M. McDonald personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of January, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903