Davidson County DEEDWARR
Recvd: 01/16/04 08:50 2pgs
Fees:13.00 Taxes:495.80
20040116-0006588

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 1849A

ADDRESS NEW OWNER:
Quentin Isabell
145 Bonnafield Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Argent Mortgage Co., LLC
333 W Chester Ave.
White Plain, NY 10604

MAP **74-04**
GROUP
PARCEL **7.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alvis G. Green and wife, Edna Louise Green** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Quentin Isabell**, hereinafter called the , heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 914 of the Hermitage Hills Subdivision, Section 8, of record in Plat Book 3600, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Said Lot No. 914 fronts 98.0 feet on the northerly margin of Bonnafield Drive and extends back 140.0 feet on the westerly line and 127.2 feet on the easterly line to a dead line in the rear on which it measures 118.44 feet.

Being the same property conveyed to Alvis G. Green and wife, Edna Louise Green by deed from John Williams and wife, Frances Williams dated August 26, 1998, of record in Book 4264, page 743, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 145 Bonnafield Drive, Hermitage, Tennessee 37076. Possession is to be given on January 6, 2004.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said , heirs and assigns, forever; and,

GRANTORS do covenant with the said that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said , heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 6th day of January, 2004.

Alvis G. Green

Edna Louise Green

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alvis G. Green and wife, Edna Louise Green**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of January, 2004.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 11-27-04

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $134,000.00 ~~$129,900.00~~

AFFIANT

Subscribed and sworn to before me on this 6th day of January, 2004.

NOTARY PUBLIC

DORRIS BILLINGSLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11/27/04