Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/11/04 10:40 2pgs
Fees:13.00 Taxes:434.94

20040211-0016468

B-AB-04-0205

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,750.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES: 8-14-2005

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO

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
Elizabeth A. Eakin	Wells Fargo Home Mortgage, Inc	
205 Collinwood Corner	(NAME) 4456 Corporate Lane Ste 100	172-8-A-118 CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Virginia Beach, VA 23462	
(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 CLAYTON B. MAGNESS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH A. EAKIN, _____, 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. 118 on the Plan of Hunter's Branch, Section 2-A, of record in Book 6250, Page 879, amended in Book 6815, Page 77, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Clayton B. Magness, unmarried, by Deed dated July 13, 1999 and filed for record on July 16, 1999 in Book 11576, Page 500, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Conveyance of Common Area of record in Book 6612, Page 885 and to HOA Charter of record in Book 6632, Page 424 and Book 8923, Page 318, all of record of the said Register's Office.

Water Main Easement of record in Deed Book 7893, Page 324; Sewer Easement of record in Book 7893, Page 407, both of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

This conveyance is subject to Restrictions of record in Book 6601, Page 7, Register's Office for said County.

This conveyance is subject to By-Laws of record in Book 6632, Page 429, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 205 Collinwood Corner, Antioch, Tennessee 37013
(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 6th day of February, 2004.

Clayton B. Magness

FAINE JENNYSON MAGNESS

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Clayton B. Magness, married* personally appeared before me this day and acknowledged the due execution of the foregoing instrument. * AND WIFE FAINE TENNYSON MAGNESS

Witness my hand and official seal, this the 6th day of February, 2004.

_____
Notary Public

My Commission Expires: 11-24-07

(SEAL)

CARRIE ANN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____, with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____.

Witness my hand and official seal at _____ on this the ___ day of _____, _____.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, before me personally appeared _____ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of _____ and who acknowledged that he/she executed the same as the free act and deed of the said _____ by virtue of that Power of Attorney, duly executed by the said _____ on _____ and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this _____ day of _____, _____.

_____
NOTARY PUBLIC

My Commission Expires: _____

RETURN TO:

2012 21st Avenue South