RETURN TO: 1555

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$84,140.00~~. 94,100.00 M

Subscribed and sworn to before me, this 9th day of February, 2004.

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires

Affiant

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Shaundra Davis 3101 Woodymore Drive Antioch, Tennessee37013 MAP & PARCEL NO. 150-07-0/224.00	SAME

Davidson County DEEDWARR
Recvd: 02/11/04 10:41 2pgs
Fees:13.00 Taxes:348.17
20040211-0016473

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Melissa J. Henderson n/k/a Melissa J. Arnell and husband, Eddie Arnell,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Shaundra Davis,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 2-A on the Condominium Plat of Lot No. 2, Woodymore Heights, Section 1, of record in Book 8250, page 738, which amends Plan of record in Book 5210, page 363, said Register's Office.

Being the same property conveyed to Melissa J. Henderson, unmarried by Warranty Deed from Rhonda G. Harrison, married, dated October 24, 2002, and filed of record on October 27, 2000, in Instrument No. 20001027-0106669, Register's Office for Davidson County, Tennessee.

Re-recorded in Instrument No. 20011112-0123954, said Register's Office.

EDDIE ARNELL, HUSBAND OF THE ABOVE NAMED MELISSA J. HENDERSON JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF RELEASING ANY AND ALL RIGHTS ENTER HE MAY HAVE IN AND TO THE ABOVE DESCRIBED PROPERTY, ESPECIALLY HIS MARITAL RIGHTS

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2004, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 8250, PAGE 738; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 6534, PAGE 872, BOOK 6536, PAGE 329, BOOK 6964, PAGE 617; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY,

EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 3101 Woodymore Drive Antioch, Tennessee 37013

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES 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 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 MY HAND THIS 9th DAY OF FEBRUARY, 2004.

Melissa J. Henderson n/k/a Melissa J. Arnell

Eddie Arnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, 2004, before me personally appeared Melissa J. Henderson n/k/a Melissa J. Arnell and husband, Eddie Arnell, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Notary Public

WARRANTY DEED