Davidson County DEEDWARR
Recvd: 03/03/04 12:07 2pgs
Fees:13.00 Taxes:455.10

20040303-0024112

WARRANTY DEED

G-VRE-04-0833

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/27/2004

(AFFIX SEAL)

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
Robert Thomas	New Owner (NAME)	
833 Dewees Ave.		118-2-84
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204		
(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 ADLESA PAGE,WIDOWED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT THOMAS,UNMARRIED,, 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:

Being Lot No. 92 on the Map of Kirkwood Heights, as of record in Book 1130, Page 22, Register's Office for said County.

Said Lot No. 92 fronts 55 feet on the northerly side of Dewees Avenue and runs back between lines, 185.6 feet on the westerly line and 189.2 feet on the easterly line to a dead line on which it measures 80.5 feet.

Being the same property conveyed to Tommie Lee Page and wife, Adlesa Page by Deed recorded June 7, 1966 in Book 4023, Page 652, Register's Office for Davidson County, Tennessee. Said Tommie Lee Page having since died leaving Adlesa Page as surviving tenant by the entirety.

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

unimproved ( )
This is improved (X) property, known as 833 Dewees Ave., Nashville, Tennessee 37204
(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 27th day of February, 2004.

Adlesa Page
Adlesa Page

STATE OF Tennessee

COUNTY OF Davidson

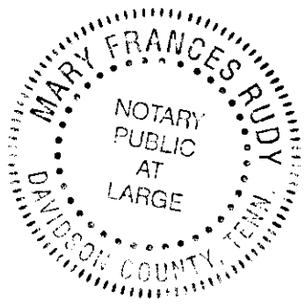
I, Mary Frances Rudy, a Notary Public of the County and State first above written, do hereby certify that Adlesa Page widowed personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of February, 2004.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903