Davidson County DEEDWARR
Recvd: 03/05/04 12:02 2pgs
Fees:13.00 Taxes:658.97

20040305-0025462

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

08-0402-90222

Return to: B-3931

Jack Case Wilson Title Assoc.
7100 Executive Ctr. Dr., #150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 178,100.00.

Affiant

Subscribed and sworn to before me, this 26th day of February 2004.

Notary Public
My commission expires: 1/29/05

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Address of New Owner	Send Tax Bills to:	Tax Information
Margot A. McCormack	CTX Mortgage Company	072-11-0-459.00
1803 Riverside Drive	801 94th Ave. North	
Nashville TN 37216	St. Petersburg, FL. 33702	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Katherine Lynn Stover**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Margot Anne McCormack,** unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being the southerly 30 feet on Lot No. 19, all of Lot No. 20, and the northern one-half of Lot No. 21, on the Plan of Riverside Drive Subdivision, as shown on plat of record in Plat Book 974, page 60 and 61, in the Register's Office of Davidson County, Tennessee.

Said Lots and part of Lots adjoin and front together 105 feet on the easterly side of Riverside Drive and runs back between parallel lines 162.2 feet, on the northerly line of part of Lot No. 19 and 171.1 feet on the southerly line of part of Lot No. 21, to a dead line in the rear, measuring 105 feet, thereon.

Being the same property conveyed to Katherine Buonomo and John Buonomo, married by deed from Jay Wilfong and wife, Cynthia J. Wilfong dated 1/28/00, recorded 2/3/00 in Instrument No. 20000203001498 Register's Office for Davidson County, Tennessee. Katherine Lynn Buonomo and John Buonomo conveyed subject property to Katherine Lynn Stover by Quitclaim Deed of record in Instrument No. 20010521-0052498.
Katherine Buonomo, Katherine Lynn Buonomo and Katherine Lynn Stover are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1803 Riverside Drive, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of February 2004.

Katherine Lynn Stover

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Katherine Lynn Stover,** and, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 26th day of February 2004.

Janelle J. Maurer
Notary Public

JANELLE J. MAURER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TEXAS

My Commission expires: 11/26/04