Davidson County DEEDWARR
Recvd: 03/09/04 15:01 2pgs
Fees:13.00 Taxes:420.88

20040309-0027132

WARRANTY DEED

B-TRL-04-0505

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,750.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF March, 2004

Notary Public

MY COMMISSION EXPIRES: 5/30/04

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Linda Leeann Williams	New Owner (NAME)	
505 Richmar Drive		146-4-105
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS)	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

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 BRENDA SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDA LEEANN WILLIAMS, 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:

Land in Davidson County, Tennessee, being Lot No. 735 on the Plan of Caldwell Hall, Section Eleven of record in Plat Book 3300, Page 54, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brenda Smith from Michael A. Carpenter and Brenda S. Carpenter by Quitclaim Deed dated November 2, 1998 and filed for record on November 6, 1998 in Book 11194, Page 367, Register's Office for Davidson County, Tennessee and being the same property conveyed to Michael A. and Brenda S. Carpenter by Quitclaim Deed dated February 1, 1995 and filed for record on March 26, 1996 in Book 9991, Page 492, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 505 Richmar Drive, Nashville, Tennessee 37211
(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 4th day of March, 2004.

Brenda Smith

STATE OF Tennessee

COUNTY OF Davidson

I, Shauna Daniels, a Notary Public of the County and State first above written, do hereby certify that Brenda Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th day of March, 2004.

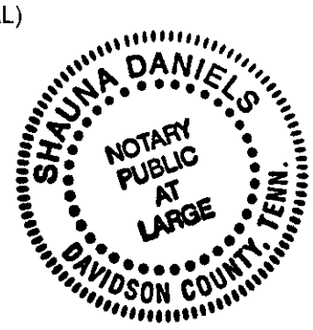
Shauna Daniels

Notary Public

My Commission Expires:

My Commission Expires SEP. 25, 2004

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903