Davidson County DEEDWARR
Recvd: 03/10/04 09:18 2pgs
Fees:13.00 Taxes:795.50

20040310-0027345

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN06977

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 2nd day of March, 2004.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Corey P. Lawrence **200 Rose Hill Drive** **Goodlettsville, TN 37072**	**New Owner**	**25-8-44.00**

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

BOB D. NASH, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

COREY P. LAWRENCE, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1

LAND IN DAVIDSON County, Tennessee, being all of Lot No. 94, on the plan of RANCHWOOD ESTATES, SECTION 1, all of record in Book 2900, page 125, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

TRACT 2

LAND in the 10th Civil District of DAVIDSON County, Tennessee, being shown as Parcel "D" on the Plan of Section One, Ranchwood Estate, City of Goodlettsville, of record in Book 2900, page 125, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows, to-wit:

SAID Parcel "D" beginning at a point on the South margin of Rosehill Drive, being the northwest corner of Lot 94; thence along the curved line of Rosehill Drive 68.70 feet to a point; thence S 20 deg. 19' East 166.41 feet to a point; thence S 79 deg. 21' East 198.19 feet to a point; thence South 18 deg. 34' West 119.0 feet to a point being the southeast corner of Lot No. 94; thence 355.10 feet along the east boundary line, a common line with Lot No. 94 to the beginning.

This is improved property, known as 200 Rose Hill Drive, Nashville, TN 37072

Being the same property conveyed to Bob D. Nash, a married man, by Warranty Deed from Donald E. Huth, a widower, now unmarried, dated August 15, 2002 and recorded August 22, 2002 in Instrument No. 20020822-0101797, Register's Office for Davidson County, Tennessee.

Judy Nash, wife of Bob D. Nash, joins in the execution of this instrument for the purpose of conveying such marital interest, if any, that she may have in and to said property.

Unimproved ( )
This is improved (X) property known as **200 ROSE HILL DRIVE, GOODLETTSVILLE, TN 37072**

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 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 our hands this 2nd day of March, 2004.

BOB D. NASH

JUDY NASH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BOB D. NASH AND WIFE, JUDY NASH, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of March, 2004.

PAMELA B. MATHENEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES NOV. 27, 2004

Notary Public

My commission expires: