WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/04 15:42 2pgs
Fees:13.00 Taxes:673.40

20040312-0028899

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$182,000.00.**

Affiant

Subscribed and sworn to before me this 25 day of February, 2004

Notary Public
My Commission Expires:

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Douglas Townsend	SAME	104-010-210.00
3802 Nebraska Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kimberly M. Husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Douglas Townsend and Erika Townsend, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the middle parts of Lots 101 and 102 and 103 on the plan of a part of West Grove Subdivision, as of record in Plan Book 421, page 109, Register's Office for Davidson County, Tennessee, described according to a survey thereof made September 9, 1946 by T.R. Sandford, Surveyor, as follows:

Beginning at a joint in the north margin of Nebraska Avenue, 50 feet east of the first alley, west of 38th Avenue North; thence northerly parallel to the easterly margin of said alley 150 feet to the line between Lots 101 and 100; thence with the line between said Lots easterly 50 feet to a point which is 60 feet west of the westerly margin of 38th Avenue North; thence southerly 155.5 feet, more or less, to the north margin of Nebraska Avenue, thence with the margin of the same, westerly around a slight curve 50 feet, more or less, to the beginning.

Being the same property conveyed to Kimberly M. Husband, an unmarried woman, by deed from David W. Greer and wife, Sara M. Greer, on August 18, 2000, of record in Instrument Number 20000824-0083686, Register's Office for Davidson County, Tennessee. Davis M. Antis joins in this conveyance to convey any interest that he may have in said property, particularly any marital interest.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 109, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20010712-0074218, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3802 Nebraska Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 25, 2004.

Kimberly M. Husband

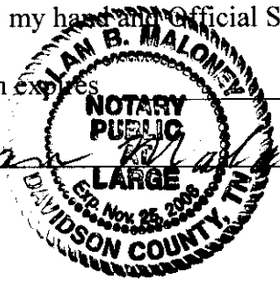
David M. Antis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kimberly M. Husband and David M. Antis,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 25, 2004

My commission expires _____



_____
Notary Public