Davidson County DEEDWARR
Recvd: 03/17/04 15:56 2pgs
Fees:13.00 Taxes:249.75

20040317-0030606

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Rachel Poarch	SAME	Map 60-16
106 Lorraine Avenue		Parcel 19.00
Nashville, TN 37206		

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Paula Key, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Rachel Poarch, an unmarried person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Capitol View Subdivision, of record in Book 974, pages 52 and 53, said Register's Office for said County.

Said Lot No. 17 fronts 75 feet on the southerly margin of Lorraine Avenue and extends back 191.8 feet on the easterly line and 190.8 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Paula Key by Quitclaim Deed of record in Instrument 20040219-0019423, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 106 Lorraine Drive, Nashville, TN 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $67,500.00.

Affiant

Subscribed and sworn to before me this 12th day of March, 2004.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: MY COMMISSION EXPIRES SEP. 24, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of March, 2004.

Paula Key

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Paula Key, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of March, 2004.

Notary Public

My Commission Expires: NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

NOTARY PUBLIC AT LARGE