1st
Bk 64

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)42880

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/04 15:18 2pgs
Fees:13.00 Taxes:277.50

20040318-0031087

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$75,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
THIS 12th DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES:

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
STEPHANIE MICHELLE RICHARDSON	**S A M E**	**105-11-37**
446 Wingrove Avenue		**15W 12052**
Nashville, TN 37203		

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 **I, MARTHA H. WALKER, Unmarried**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE MICHELLE RICHARDSON, A Single Woman**

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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Rains Heights, as of record in Book 3663, page 85, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Martha H. Walker by deed from Milton Burns Caldwell, a widower, of record in Book 6693, page 439, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **446 Wingrove Avenue, Nashville, Tennessee 37203**

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.

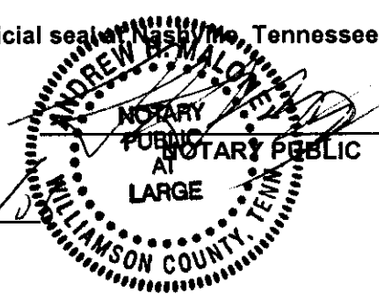
WITNESS my hand this 12th day of March, 2004

Martha H. Walker
MARTHA H. WALKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARTHA H. WALKER, Unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

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



NOTARY PUBLIC

My Commission Expires: 8/25/07