Davidson County DEEDWARR
Recvd: 03/18/04 15:21 2pgs
Fees:13.00 Taxes:980.50

20040318-0031115

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Carrie Tiesler
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF MARCH, 2004

NOTARY PUBLIC

My Commission expires:
11-24-07

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
ROBERT BANN and RITA BANN	New Owner	Map:61-8-195 Parcel:
(NAME) 1232 EASTDALE AVENUE	(NAME)	Map: Parcel:
(ADDRESS) NASHVILLE, TN 37216	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 04020070

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

KATHLEEN CALLIGAN , married

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ROBERT BANN and RITA BANN , husband and wife

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northeasterly 55 feet of Lot No. 8 of Block "H" on the Plan of Jackson Park, Section No. 2, as of record in Book 843, page 21, said Register's Office; and Lot No. 10 of Block "H" on the Plan of Jackson Park, Section No. 3, not of record described together as follows:

Beginning on the southeasterly margin of Eastdale Avenue at a point 20 feet northeast of the corner of Lots Nos. 6 and 8 of Block "H" on said Plan of Jackson Park, Section No. 2; thence with said avenue northeastwardly 165 feet to the corner of Lots Nos. 10 and 11 on said unrecorded plan; thence with the line between said two lots southeastwardly 250 feet; thence westwardly 115 feet to the corner of said Lots Nos. 8 and 10; thence with the southeasterly line of said Lot No. 8 southwardly 55 feet; thence northwestwardly 175 feet to the beginning.

Being the same property conveyed to KATHLEEN CALLIGAN, by deed of record in Book 9941, page 789, said Register's Office.

This is improved property known as 1232 EASTDALE AVENUE, Nashville, Tennessee 37216

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Matters shown on the Plan of record in Book 843, page 21, said Register's Office.

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 15th day of March, 2004

KATHLEEN CALLIGAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KATHLEEN CALLIGAN the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 15th day of March, 2004.

NOTARY PUBLIC

My Commission expires:

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

RICK SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named RICK SMITH the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 15th day of March, 2004.

NOTARY PUBLIC

My Commission expires:

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006