Box 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$117,000.00** Stephanie Underwood Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF **MARCH, 2004.** Notary Public MY COMMISSION EXPIRES: **September 22, 2007.** (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/29/04 15:01 2pgs
Fees:13.00 Taxes:432.90

20040329-0035100

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JASON RICHARD UNDERWOOD, ET UX	**WELLS FARGO HOME MORTGAGE, INC.**	**62-2A-203CO**
(NAME) **2785 RIVER BEND DRIVE**	(NAME) **P. O. BOX 5708**	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) **SPRINGFIELD, OH 45501**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, DONNIE M. KEY AND WIFE, MARILOU KEY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON RICHARD UNDERWOOD AND WIFE, STEPHANIE RAE UNDERWOOD,** 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. 211 on the Plan of the Subdivision of River Trace Estates, Phase 1, Section 3 of record in Plat Book 6900, page 615, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Donnie M. Key and wife, Marilou Key from Fox Ridge Homes, Inc., by deed of record in Book 8902, page 490, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Book 6900, page 615, Restrictive Covenants of record in Book 6851, page 363, Book 6851, page 370, Book 6851, page 390, and Book 6982, page 747, Easements of record in Book 1163, page 341, Book 2022, page 83, Book 3959, page 595, and to any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2785 RIVER BEND DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 GRANTEE, 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 hand(s) this 29th day of March 2004.

DONNIE M. KEY

MARILOU KEY

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 **DONNIE M. KEY AND WIFE, MARILOU KEY,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of March, 2004.

Commission expires: **September 22, 2007**

Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.