40-A

Davidson County DEEDWARR
Recvd: 04/01/04 15:41 2pgs
Fees:13.00 Taxes:432.90
20040401-0036953

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Amanda Bush Escue
5813 Avalon Court
Hermitage, TN 37076

SEND TAX BILL:

Bank of America
900 W. Trade St.
Charlotte, NC 28255

MORTGAGEE:
Bank of America
900 W. Trade St.
Charlotte, NC 28255

MAP AND PARCEL:
Map 087-05-0-A
Parcel 093.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paula A. English, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Amanda Bush Escue**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot 121 on the Plan of Farmingham Woods, Section 2, Phase II, of record in Plat Book 7900, page 424, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Paula A. English, unmarried, by deed from Phillips Builders, Inc. of record in Book 8865, page 693, as re-recorded in Book 8876, page 445 and in Book 8883, page 519, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 5813 Avalon Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 31st day of March, 2004.

Paula A. English

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Paula A. English, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 31st day of March, 2004.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $117,000.00.

Amanda Bush Escue
AFFIANT

Subscribed and sworn to before me
this 31st day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005