Davidson County DEEDWARR
Recvd: 04/05/04 08:28 2pgs
Fees:13.00 Taxes:2212.60

20040405-0037827

WARRANTY DEED

G-CMC-04-1709

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $598,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/30/04

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Ann Ohara	Bank Of America	
1709 Stokes Lane (ADDRESS)	(NAME) 1400 Best Plaza Drive Suite 101 (ADDRESS)	117-7-138
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Richmond, VA 23227 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARGO TODD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIN ANN OHARA AND DAVID B. GORDON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 107 on the Plan of the North part of Noel's Subdivision of Watkins Grove as of record in Book 547, page 156, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Margo Todd by Quitclaim Deed from Charles Todd dated January 17, 1997 and filed for record on January 21, 1997 in Book 10324, Page 689, Register's Office for Davidson County, Tennessee.

Also,

Being the same property conveyed to Margo Todd and husband, Charles Todd by Warranty Deed dated November 30, 1995 and filed for record on December 4, 1995 in Book 9876, Page 868, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 547, page 156, Regsiter's Office for Davidson County, Tennessee.

*husband and wife

unimproved ( )
This is improved (X) property, known as 1709 Stokes Lane, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 29th day of March, 2004.

Margo Todd by Mary Frances Rudy attorney in fact
Margo Todd

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Frances Rudy, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Margo Todd and acknowledged that he/she executed the same as the free act and deed of the said Margo Todd.

Witness my hand and official seal at Nashville, TN
on this the 26th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 11-24-07

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

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903