Please return to:
Grissim Title & Escrow, LLC
2309 Crestmoor Rd, STe 300
Nashville, TN 37215

58A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/04 14:59 2pgs
Fees:13.00 Taxes:1517.00

20040407-0039798

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2004

Notary Public:

NOTARY PUBLIC AT LARGE Robin Jackson My Commission Expires May 30, 2007 STATE OF TENNESSEE

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lisa M. Meister	Suntrust Mortgage, Inc	Map 117
1511 Paris Ave.	201 4th Avenue North, 7th Floor	Group 4
Nashville, TN 37212	Nashville, TN 37219	Parcel 272

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 Paul Curran and Joe Derrick hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Lisa M. Meister 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 the easterly 45.5 feet of Lot No. 61 on the Plan of Victoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 61 fronts 45.5 feet on the southerly margin of Paris Avenue and runs back between parallel lines 130.0 feet to an alley measuring 45.5 feet thereon.

Being the same property conveyed to Paul Curran and Joe Derrick by deed from Rosie Mai Parker, an unmarried person, of record in Instrument 20030501-0058216, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 332, Page 10, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 1511 Paris Ave., Nashville, TN 37212

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 our hands this 2nd day of April, 2004.

Paul Curran

Joe Derrick

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 Paul Curran and Joe Derrick, 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 2nd day of April, 2004.

My Commission Expires: 1/29/05

NOTARY PUBLIC

