WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/04 10:50 2pgs
Fees:13.00 Taxes:582.75

20040420-0044540

LARRY D. CLAY NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary A. Dunlap	Wells Fargo Home Mtg	Map 126-15-1-B Parcel 270.00 CO
(NAME)	(NAME)	
8140 Boone Trace	4456 Corporater Ln	
(ADDRESS)	(ADDRESS)	
Nash TN. 37221	Virginia Beach VA 23462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Julie A. Conde, by and through Emily Thomas, Attorney-in-Fact, and husband, Adam Conde, by and through Emily Thomas, Attorney-in-Fact**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary A. Dunlap**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 81, Lexington Point, Section 4, a plan of which is filed for record as Instrument #200201160006343 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Julie A. Conde by Warranty Deed recorded in Instrument # 20030514-0064984, Register's Office for Davidson County, Tennessee.

2004 property taxes shall be the responsibility of the Grantee when due and payable.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

Emily Thomas executes this Instrument as Attorney-in-Fact for Julie A. Conde pursuant to Limited Power of Attorney recorded in Instrument # 20040420-0044538, Register's Office for Davidson County, Tennessee.

Emily Thomas executes this Instrument as Attorney-in-Fact for Adam Conde pursuant to Limited Power of Attorney recorded in Instrument # 20040420-0044539, Register's Office for Davidson County, Tennessee.

Adam Conde joins in this conveyance for the purpose of conveying any right, title or interest which he may have, marital or otherwise, in and to subject property.
Julie Conde being one and the same person as Julie A. Conde.

This is improved property, known as 8140 Boone Trace, Nashville, TN 37221
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 16th day of April, 2004.

Julie A. Conde
BY: Emily Thomas
Emily Thomas, Attorney-in-Fact

Adam Conde
BY: Emily Thomas
Emily Thomas, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, EMILY THOMAS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she the Attorney In Fact for ADAM CONDE AND JULIE CONDE and is authorized by ADAM CONDE AND JULIE CONDE to execute this instrument on their behalf.

WITNESS my hand and official seal this 16th day of April, 2004.

NOTARY PUBLIC

My commission expires:

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

After recording return to:
Richmond Title Services
209 10th Avenue South, Suite 235
Nashville, TN 37203