1st Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/04 13:08 2pgs
Fees:13.00 Taxes:314.13

20040423-0046453

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$84,900.00.**

Affiant

Subscribed and sworn to before me this 15 day of April, 2004

Notary Public
My Commission expires: Nov 25, 2007
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jeanne M. Haywood	ERA Mortgage	092-10-0-257.00
2711 Delaware Avenue	2001 Bishops Gate Boulevard	
Nashville, TN 37208	Mt. Laurel, NJ 08054	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Renee Margaret, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeanne M. Haywood, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly 45 feet of Lot No. 5 on the plan of M.S. Pilcher's resubdivision of Block "D" in M.B & M.S. Pilcher's resubdivision, of record in Book 57, page 151, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said westerly part of Lot No. 5 fronts 45 feet on the southerly side of Craft Avenue, formerly Short Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Renee Margaret, by deed from Bernice S. Dawson, single, and Everette M. Drake, single, on April 28, 2003, of record in Instrument Number 20030429-0057342, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 151, Register's Office Davidson County, Tennessee.

This is improved property known as: **2711 Delaware Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 15, 2004.

Renee Margaret

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Renee Margaret, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 15, 2004

My commission expires _____

Notary Public _____

