Davidson County DEEDWARR
Recvd: 04/30/04 14:39 2pgs
Fees:13.00 Taxes:344.10

20040430-0049528

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN01318

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$93,000.00~~

PAMELA B. MATHENEY NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOV 27 2004 DAVIDSON COUNTY, TN

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 26th day of April, 2004

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blue Ribbon Properties Living Trust **242 Wilowen Drive** **Nashville, TN 37210**	**New Owner**	**095-05-0-049.00**

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,

JoAnn Wade, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Blue Ribbon Properties Living Trust

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, being Lot No. 12 on the Plan of Creekside Heights Subdivision, of record in Plat Book 2663, page 115, Register's Office for said County, to which reference is made for a more complete description.

Beginning at a point in the westerly margin of Wilowen Drive, the same being a common corner of Lots Nos. 11 and 12, westwardly 156.85 feet to a monument, thence with the dividing line between Lots Nos. 12 and 13, northwardly 138.57 feet to a point in the southerly margin of Pumping Station Road; thence with the southerly margin of Pumping Station Road eastwardly 34 feet to a monument; thence continuing with the southerly margin of Pumping Station Road eastwardly 129.89 feet to a monument; thence to the right around a curve 39.27 feet to a monument on the westerly margin of Wilowen Drive; thence with the westerly margin of Wilowen Drive southwardly 132 feet to the point of beginning.

Being the same property conveyed to JoAnn Wade, unmarried, by Warranty Deed from Loleta M. Garcia, dated December 14, 1999 and recorded December 30, 1999 in Instrument Number 199912300309023, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 1786, page 621; Book 2876, page 599; and Book 2879, page 441, Register's Office for Davidson County, Tennessee.

Subject to Avigation Easement and Contract of record in Book 8819, page 554, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **242 Wilowen Drive, Nashville, TN 37210**
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 26th day of April, 2004.

JoAnn Wade

JoAnn Wade

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JoAnn Wade, unmarried, the bargainor(s) 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.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of April, 2004.

Commission Expires: _____

Notary Public

PAMELA D. MATHENEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES NOV. 27, 2004

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2004.

My commission expires:_____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2004.

My commission expires:_____ _____

Notary Public