Davidson County DEEDWARR
Recvd: 05/04/04 16:10 2pgs
Fees:13.00 Taxes:721.50

20040504-0050844

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $195,000.00. **Affiant** Subscribed and sworn to before me, this 30th day of April, 2004. Notary Public My Commission Expires: My Commission Expires JAN. 27, 2007

WESLEY D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Robert W. Durham and Michelle L. Durham 260 Durham Drive McEwen, TN 37101	Send Tax Bills To: Same as New Owner	Map-Parcel Number: Map and Parcel 106-7-12

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EVERGREEN LAND COMPANY, a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto, **ROBERT W. DURHAM AND WIFE, MICHELLE L. DURHAM,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 60 feet of Lots Nos. 61 and 62 on the Map of W. B. Bairds Subdivision of Oakland, as of record in Book 332, page 120, Register's Office for said County.

Said part of Lots front 60 feet on the northerly side of Poplar Avenue and run back between parallel lines along the westerly margin of Elmwood Avenue, 200 feet to a dead line.

Being the same property conveyed to Evergreen Land Company, a Tennessee corporation by deed from Ruby Sandusky Byrum, a widow, of record in Book 2743, page 423, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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This conveyance is made subject to:

1. 2004 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as Poplar Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and it covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 my hand this 30th day of April, 2004.

EVERGREEN LAND COMPANY,
a Tennessee corporation

By: Theodore H. Pailet
Theodore H. Pailet, President

STATE OF FLORIDA)
COUNTY OF Broward)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Theodore H. Pailet**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President** of the maker or a constituent and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of April, 2004.

John Dovidio
Notary Public

My Commission Expires: 7-25-04



John Dovidio
Commission # CC 943924
Expires July 25, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

229663.1/2004171