#400384

FILE BOX 30

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/04 08:29 2pgs
Fees:13.00 Taxes:703.00

20040507-0052124

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$190,000.00.**

Alice Walker
Affiant

Subscribed and sworn to before me this 30 day of April, 2004.

Notary Public
My Commission Expires:
Affix Seal

Notary Public At Large
DAVIDSON COUNTY, TN
My Commission Expires 8-22-07

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:
Robert T. Nordmeyer	AmSouth	103-040-109.00
140 46th Avenue North	2050 Parkway Office Circle	
Nashville, TN 37209	Birmingham, AL 35244	

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, **Charles M. Coode, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert Todd Nordmeyer**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the south eighty (80) feet of Lots Nos. 11 and 12 of Block No. 3 on the map of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles M. Coode, unmarried, by deed from William C. Sinclair, married, on September 24, 1998, of record in Book 11133, page 697, 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 332, page 104, Register's Office Davidson County, Tennessee.

This is improved property known as: **140 46th Avenue North, 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 30, 2004.

Charles M. Coode
Charles M. Coode

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Official Seal at office this April 30, 2004

My commission expires: _____

_____
Notary Public

Notary Public At Large
DAVIDSON COUNTY, TN
My Commission Expires 9-22-07