Davidson County DEEDWARR
Recvd: 05/07/04 15:42 2pgs
Fees:13.00 Taxes:1406.00

20040507-0052527

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42913

WARRANTY DEED

ALAN LEE TURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura L. Garner	Southtrust Mortgage Corporation	117-13-A-144
3915 Vailwood Drive	210 Wildwood Parkway, Suite 100	
Nashville, TN, 37215	Birmingham, AL 35209	

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, I/WE,

Joyce M. Rice, unmarried

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

Laura L. Garner, unmarried

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 8-B, Pointset Condominium, as shown on Exhibit 'B' to Master Deed and By-Laws of Pointset, Lots Nos. 7 and 8 Condominium, of record in Book 5289, page 20, Register's Office for said County, and being located on Lot No. 8 on the Plan of Pointset of record in Book 5050, page 65, said Register's Office, to which reference is here made, together with appurtenant interest in the common and limited common areas as set out in said Master Deed and By-Laws of record in Book 5289, pages 5 and 10, said Register's Office.

Being the same property conveyed to Joyce M. Rice, unmarried, by Warranty Deed from Eddy A. Brown and wife, Anna D. Brown, of record in Book 10038, Page 839, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3915 Vailwood Drive, Nashville, TN 37215

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 my/our hand(s) this 7th day of April, 2004

Joyce M. Rice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Joyce M. Rice, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of April, 2004.

Notary Public

My Commission Expires: 7/29/2001

