THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
~~Washington Mutual~~ Bank, FA
~~2830 TWIN LAWN~~ 3883 Airway Drive
~~NASHVILLE TN 37214~~ Santa Rosa, CA 95403

MAP PARCEL NUMBERS
96-13-96.00

Davidson County DEEDWARR
Recvd: 05/10/04 13:04 2pgs
Fees:13.00 Taxes:414.40
20040510-0053130

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of April, **2004**, by and between **Joyce E. Ayers**, party of the first part, and **Sharon Arnold**, party of the second part,

WITNESSETH: That for and in consideration of **$112,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Twin Lawn Subdivision, of record in Book 2331, page 9, Register's Office for said County, and more particularly described as follows:

SAID Lot No. 155 fronts 80 feet on the northerly side of twin Lawn Drive and runs back between lines 157.2 feet on the westerly side and 152.8 feet on the easterly side, to a dead line in the rear and measures 80 feet on said dead line.

Being the same property conveyed to Joyce D. Ayers, a single person by Warranty Deed from Sharon P. Wright Carver and husband, Kenneth N. Carver, of record in Book 6257, page 330, Register's Office for Davidson County, Tennessee, dated 3-26-84 and recorded on 3-27-84.

This property is also known as 2830 Twin Lawn Drive, Nashville, TN 37214.

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Joyce E. Ayers
Joyce E. Ayers

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joyce E. Ayers** 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 Notarial Seal at office this 30th day of April, 2004.

My commission expires _____

Notary Public

TIM E. PLANICKA NOTARY PUBLIC AT LARGE WILSON COUNTY, TN
MY COMMISSION EXPIRES MAY 29, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$112,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

TIM E. PLANICKA NOTARY PUBLIC AT LARGE WILSON COUNTY, TN
MY COMMISSION EXPIRES MAY 29, 2006

PROPERTY ADDRESS:
2830 Twin Lawn Drive
Nashville, TN 37214

Name & Address of New Owner:
Sharon Arnold
2830 Twin Lawn Drive
nashville, TN 37214