File #200420106

Davidson County DEEDWARR
Recvd: 05/13/04 12:17 2pgs
Fees:13.00 Taxes:714.10

20040513-0055991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

BARBARA A. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon B. Stribling	New Owner	Map: 104-13-C-1.00
(NAME)	(NAME)	
616 Maple Lane	616 Maple Lane	Parcel:
(ADDRESS)	(ADDRESS)	
Smithville, TN 37166	Smithville, TN 37166	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DWALA A. CANON, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **LEON B. STRIBLING, UNMARRIED** hereinafter called the GRANTEE, his 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, Tennessee, being Unit No. 1 of Bellwood Townhomes, as shown on the Condominium Plat of record in Book 5200, Page 429, said Register's Office, and an undivided 25% interest in the Common Elements as described on such Condominium Plat and the Master Deed of record in Book 5915, Page 736, and By-Laws of record in Book 5915, Page 767, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Dwala A. Canon, unmarried by Warranty Deed dated July 15, 1993 of record in Book 9016, Page 95, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
By-Laws of record in Book 5915, Page 767; Master Deed of record in Book 5915, Page 736; Charter of Bellwood Townhomes Homeowners' Association of record in Book 5923, Page 567; all matters shown on plat of record in Plat Book 5200, Page 429; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as /Unit 1 3603 Bellwood Ave, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and Grantor covenant with the said GRANTEE that she 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 11th day of May, 2004.

Dwala A. Canon

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Dwala A. Canon who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of May, 2004.

Notary Public

My Commission Expires:



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064