Davidson County DEEDWARR
Recvd: 05/14/04 12:27 2pgs
Fees:13.00 Taxes:92.50

20040514-0056793

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43010

WARRANTY DEED

ALAN SATURN 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 $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 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
Jillian Etherington	SAME AS NEW OWNER	82-3-294
1817 Jefferson Street		20w 22045
Nashville, TN, 37208		

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,

TN Homebuyers, Inc.

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

Jillian Etherington

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:

Being Lot No. 12 on the plan of George W. Stainback's Subdivision of part of the Lucy H. Lindsley Tract, of record in Book 161, page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the Westerly side of Pennock Avenue, and runs back between parallel lines 145 feet to an alley.

Being part of the same property conveyed to TN Homebuyers, Inc., by deed from Dorothy E. Crouch of record in Instrument Number 20040318-0030997, Register's Office for Davidson County, Tennessee and by deed being re-recorded of record in Instrument Number 20040514-0056792 , Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1018 Pennock Avenue, Nashville, TN 37207

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 12th day of May, 2004

TN Homebuyers, Inc.

BY: _____
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared DAN LANE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the PRESIDENT of TN Homebuyers, Inc., a Corporation, and that he as such PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as PRESIDENT.

WITNESS my hand and official seal at Nashville, Tennessee, this the 12th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 7/28/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires