Davidson County DEEDWARR
Recvd: 05/18/04 15:24 2pgs
Fees:13.00 Taxes:407.00

20040518-0058372

WARRANTY DEED

B-SFG-04-4807

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/30/07

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis Baird Graham	Southtrust Mortgage Corp. dba	
4807 Lindell Drive (ADDRESS)	1850 Parkway Place, Ste 920 (NAME) (ADDRESS)	61-3-103
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Marietta, GA 30067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MONICA L. MOSESSO,TRUSTEE, WITH FULL POWER TO SELL, TRANSFER AND CONVEY WITHOUT JOINDER OF ANY BENEFICIARY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LEWIS BAIRD GRAHAM, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Lindell Heights of record in Book 1835, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Monica L. Mosesso, Trustee by Quitclaim from Jennifer S. Dunlap, Trustee dated October 29, 2003 and filed for record November 11, 2003 in Instrument No. 20031103-0160897 and re-recorded in Instrument No. 20031121-0169881, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jennifer S. Dunlap, Trustee by Quitclaim deed from Scott Vardell dated April 15, 2002 and filed for record April 30, 2002 in Instrument No. 20020430-0052755, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4807 Lindell Drive, Nashville, Tennessee 37216
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10th day of May, 2004.

Trustee

Monica L. Mosesso, Trustee

STATE OF Tennessee

COUNTY OF Davidson

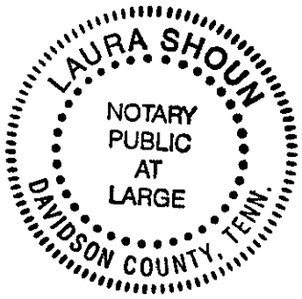
I, Laura Shoun the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Monica L. Mosesso,Trustee, with full power to sell, transfer and convey without joinder of any beneficiary personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th day of May, 2004.

Notary Public

My Commission Expires: 5/3/07

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903