Davidson County DEEDWARR
Recvd: 05/18/04 15:18 2pgs
Fees:13.00 Taxes:482.85
20040518-0058407

WARRANTY DEED

B-HWR-04-1904

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,500.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/3/07 (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
Maria Egbuji	National Bank of Commerce	
1904 Waterford Drive (ADDRESS)	115 29th Avenue South (ADDRESS)	53-6-A-107 CO
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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 MICHAEL HIGGINS AND COLEEN HIGGINS, MARRIED AND JENNIE CORRAO, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARIA EGBUJI, 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. 107 on the plan of Waterford Phase 3, of record in Plat Book 7900, Page 707, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Higgins and wife, Coleen Higgins and Jennie Corrao by Deed dated September 27, 2002 and filed for record on October 7, 2002 in Instrument Number 20021007-0121696, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 8711, Page 701, in the Register's Office for Davidson, Tennessee.

This conveyance is subject to Conveyance of Common Area of record in Book 8715, Page 590, Register's Office for said County.

Right of Way Easements of record in Deed Book 2024, Page 225; Sewer Easement of record in Book 1717, Page 30, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 7463, Page 294, Book 8694, Page 216, Book 8699, Page 462, Book 9309, Page 847, Book 9432, Page 988 and Book 9530, Page 185, Register's Office of said County.

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

unimproved ( )
This is improved (X) property, known as 1904 Waterford Drive, Old Hickory, Tennessee 37138
(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 13th day of May, 2004.

Michael Higgins

Coleen Higgins

Jennie Corrao

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Higgins and Coleen Higgins, and Jennie Corrao, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 13th day of May, 2004.

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903