Davidson County DEEDWARR
Recvd: 05/18/04 15:41 2pgs
Fees:13.00 Taxes:1194.73

20040518-0058428

WARRANTY DEED

G-CD-04-2810

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,900.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES 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
Kelly A. Noser	World Savings	
2810 Belmont Blvd.	(NAME) 4101 Wiseman Boulevard, Bldg. #108	117-4-290
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) San Antonio, TX 78251	
(CITY) (STATE) (ZIP)	(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 KURT P. LAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELLY A. NOSER AND ADAM J. CARTER wife & husband, 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. 2 on the Map of Cloud V. Eckhardt's Subdivision of Lots 94 and 95 and parts of Lots 126 and 127 Victoria Place, of record in Plat Book 547, Page 16, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kurt P. Lam by Warranty Deed dated September 17, 2001and filed for record on September 19, 2001 in Instrument Number 20010919-0101343, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 547, page 16, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2810 Belmont Blvd., Nashville, Tennessee 37212
(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 14th day of May, 2004.

Kurt P. Lam

Alicia Lam

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared and Alicia Lam before me, the undersigned, a Notary Public in and for said County and State, Kurt P. Lam, 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 14th day of May, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903