03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Ashley Bienvenu
Affiant

Subscribed and sworn to before me, this 18th day of May, 2004.

Diane K. Mc
Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 05/24/04 13:35 2pgs
Fees:13.00 Taxes:592.00
20040524-0060632

03-0404-31899

Address of New Owner:	Send Tax Bills to:	Tax Information
Ashley Bienvenu	Wells Fargo Home Mortgage	117-07-B 106.00CO
3188 Hillsboro Road	5 Corporate Plaza	
Nashville TN 37215	Newport Beach, CA 92660	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ray Garland Pace and wife, Gale Frances Pace and Leslie Kei Pace, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ashley Bienvenu, hereinafter called the Grantees, their successors 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. 106 on the Plan of The Claridge, of record in Book 5800, Page 63, together with Storage Room S-18 and Garage G-9, and as described in the Master Deed of record in Book 5896, Page 607, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ray Garland Pace and wife, Gale Frances Pace and Leslie Kei Pace, by deed from Byron Lee White and wife, Helen F. White, of record in Book 9473, Page 332, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3188 Hillsboro Road, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of May, 2004.

Ray Garland Pace by: Leslie Kei Pace Atty in fact
Ray Garland Pace
By: Leslie Kei Pace, Atty in Fact

Gale Frances Pace by: Leslie Kei Pace, Atty in fact
Gale Frances Pace
By: Leslie ~~Kay~~ Kei Pace, Atty in Fact
LKP

Leslie Kei Pace
Leslie Kei Pace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leslie Kei Pace, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 18th day of May, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie Kei Pace, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Ray Garland Pace and Gale Frances Pace and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 2004.

Commission expires 3-14-05

Notary Public