Davidson County DEEDWARR
Recvd: 05/25/04 10:24 2pgs
Fees:13.00 Taxes:882.45

20040525-0061110

WARRANTY DEED

G-FC-04-7240

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,500.00

Edie Kramer Carey
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

MARY S. [illegible]
DAVIDSON COUNTY

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
Edie Kramer Carey	America's Wholesale Lender	
7240 River Bend Road	(NAME) 750 Old Hickory Blvd. #180	141-12-C-22
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Brentwood, TN 37027	
(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 LAURA L. GARNER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDIE KRAMER CAREY, 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. 22 on the Plan of River Bend of record in Plat Book 6900, Pages 504 and 505, amended by Surveyor's Certificate of Correction in Book 7465, page 833, said Register's Office.

Said Lot No. 22 fronts 88.75 feet on the southerly margin of River Bend Road and extends back 131.46 feet on the easterly line and 130.64 feet on the westerly line to a dead line in the rear, measuring 88.75 feet thereon.

Being the same property conveyed to Laura L. Garner, unmarried, by Deed from Alan G. Moore and spouse, Diana L. Moore dated March 31, 1999 and filed for record on April 1, 1999 in Book 11412, Page 316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6900, pages 504 and 505 and corrected in Book 7465, page 833; Book 7347, page 636; Book 8179, page 869; Book 9359, page 153; Book 7278, page 822; Book 9462, page 679; Book 7257, page 154; Book 7334, page 777; Book 7334, page 785; Book 7334, page 793; Book 7112, page 481; Book 7308, page 805; Book 7308, page 808; Book 7336, page 15; Book 7549, page 893 and Book 7347, page 643, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7240 River Bend Road, Nashville, Tennessee 37221
(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.

Laura L. Garner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura L. Garner, 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)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903