Davidson County DEEDWARR
Recvd: 05/25/04 10:36 2pgs
Fees:13.00 Taxes:555.00

20040525-0061223

WARRANTY DEED

B-ERA-04-0532

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Angelia N Duncan
Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2004.

Mary Frances Key
Notary Public

MY COMMISSION EXPIRES: 2-26-06
(AFFIX SEAL)

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: (NAME)	MAP-PARCEL NUMBERS
Angelia N. Duncan	New Owner	
532 River Rouge Drive (ADDRESS)		90-16-163
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	(ADDRESS) (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 SAMUEL G. WELCH AND WIFE, JANIE MARIE S. WELCH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANGELIA N. DUNCAN, 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. 665 on the Plan of Charlotte Park, Section XI, as of record in Book 2900, Pages 79 and 80, Register's Office for said County.

Said Lot fronts 72 feet on the northeasterly side of River Rouge Drive and runs back 210.8 feet on the southeasterly line and 204.2 feet on the northwesterly line to a dead line, which is a broken line, on which it measures 68.4 feet.

Being the same property conveyed to Samuel G. Welch and wife, Janie Marie S. Welch by Deed dated May 31, 1962 and filed for record on June 1, 1962 in Book 3399, Page 41, 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 532 River Rouge Drive, Nashville, Tennessee 37209
(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 24th day of May, 2004.

Samuel G. Welch
Samuel G. Welch

Janie Marie S. Welch
Janie Marie S. Welch

STATE OF Tennessee
COUNTY OF Davidson

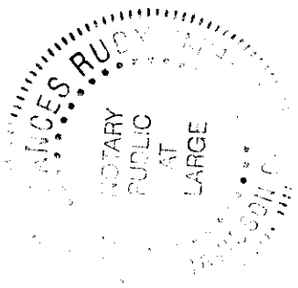
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samuel G. Welch and Janie Marie S. Welch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 24th day of May, 2004.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903