03

Realty Title
48-A

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

Davidson County DEEDWARR
Recvd: 06/01/04 08:20 2pgs
Fees:13.00 Taxes:577.20

20040601-0063412

03-0404-31915

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $156,000.00

Karen M. Quigley
Affiant

Subscribed and sworn to before me, this 26th day of May, 2004.

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

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Karen M. Quigley	1st Trust Bank For Savings	143-06-0-B 005.00CO
912 Harpeth Trace Drive	P.O. Box 17257	
Nashville TN 37221	Memphis, TN 38187-0257	

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, **Richard Longeway**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Karen M. Quigley**, 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. 5, on the Plan of Harpeth Ridge, of record in Book 5200, Page 723, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Longeway, unmarried, by deed from Bernard E. Collie and wife, Marie D. Collie of record in Instrument No. 20010501-0043971, 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 912 Harpeth Trace Drive, Nashville, TN 37221

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 26th day of May, 2004.

Richard Longeway
Richard Longeway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 26th day of May, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05