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Rudy Title
48-A

Davidson County DEEDWARR
Recvd: 06/04/04 10:40 2pgs
Fees:13.00 Taxes:721.50

20040604-0066010

WARRANTY DEED

G-CD-04-409P

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

Subscribed and Sworn to before me, this 27th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE 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
Joshua R. Houser	BANK OF AMERICA, N.A. (NAME)	
409 Normandy Circle (ADDRESS)	P.O. BOX 17404 (ADDRESS)	104-01-B-47 CO
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	BALTIMORE, MD 21297-1404 (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 ANGELA L. DIXON, AND JENNIFER L. GARRETT AND AND CHRISTY M. IKNER,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA R. HOUSER AND WIFE, ANNE G. HOUSER, 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: *ALL UNMARRIED

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit Number 409 on Lot Number 47 of the Normandy Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Normandy Place Condominiums, of record under Instrument Number 20020214-0019862, and ammended in Instrument Number 200202523-0063131, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Normandy Place Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument Number 20020214-0019862, and as shown on Exhibit "A" on the First Amendment to Master Deed in Instrument Number 20020523-0063131, said Register's Office, for a more complete identification and said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Angela L. Dixon, Jennifer L. Garrett, and Christy M. Ikner, by Warranty Deed executed September 23, 2002 and filed for record on October 7, 2002 in Instrument Number 200210070121646, 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 of record in Instrument Number 200202140019862; and Instrument Number 200205230063131, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 409 Normandy Circle, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

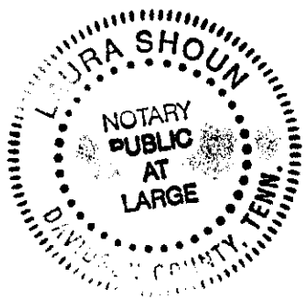
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a 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 27th day of May, 2004.

Angela L. Dixon, - Smith

Jennifer L. Garrett

Christy M. Ikner



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela L. Dixon, and Jennifer L. Garrett, and Christy M. Ikner, 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 27th day of May, 2004.

Notary Public

My Commission Expires: 5-30-07

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903