Davidson County DEEDWARR
Recvd: 06/09/04 14:35 2pgs
Fees:13.00 Taxes:858.40

20040609-0068438

WARRANTY DEED

G-CD-04-5605

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/3/07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

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
Christine Landau	Bank Of America Mortgage	
5605 Vine Ridge Drive	(NAME) 9000 Southside Blvd.	103-10-118
(ADDRESS) Nashville, Tennessee 37205	(ADDRESS) Jacksonville, FL 32256	
(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 JEFFERSON B. HUBBARD AND WIFE, JENNETTE L. HUBBARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTINE LANDAU, 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. 25 on the Plan of Section Two of Brookside Courts Addition No. 4 of record in Plat Book 1835, page 114, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jefferson B Hubbard and wife, Jeannette L Hubbard by Warranty Deed dated July 6, 2000 and filed for record on July 11, 2000 in Instrument Number 20000711-0068615 in 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 1835, page 114 and Book 2015, page 56, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5605 Vine Ridge Drive, Nashville, Tennessee 37205
(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 28th day of May, 2004.

JMH Jefferson B. Hubbard by Jeannette L. Hubbard Atty. N-fact
Jefferson B. Hubbard by ~~Jennette~~ Jeannette L. Hubbard, attorney-in-fact

Jeannette L. Hubbard

JMH ~~Jennette~~ Jeannette L. Hubbard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Jennette~~ Jeanette L. Hubbard, 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 purposes therein contained.

Witness my hand and official seal, this the 28th day of May, 2004.

Notary Public

My Commission Expires: 5-3-07

(SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ~~Jennette~~ Jeanette L. Hubbard, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Jefferson B. Hubbard and acknowledged that he/she executed the same as the free act and deed of the said Jefferson B. Hubbard.

Witness my hand and official seal at Nashville, TN on this the 28th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 5-3-07

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903