WARRANTY DEED

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00 MT

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Return to → Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

#1179

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie Davis	~~Novastar~~ New Owner	133-12-14
(NAME)	(NAME)	
413 Benita Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Felix and wife, Anna Felix, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie Davis, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 11 on the Plan of Windsor Park, of record in Plat Book 3600, Page 64, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James Felix and Anna Alboszta, both unmarried, by Warranty Deed dated October 31, 2000, from Julia W. Estes, a widow, of record in Instrument No. 20001101-0108601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of James Felix and Anna Felix by Terry DeSelms as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040610-0068902 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 413 Benita Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 06/10/04 13:00 2pgs
Fees:13.00 Taxes:403.30

20040610-0068903

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 4th day of June, 2004.

James Felix by Terry DeSelms as Attorney-in-Fact

Anna Felix by Terry DeSelms as Attorney-in-Fact

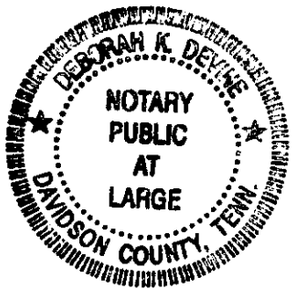
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of June, 2004 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of James Felix and Anna Felix, and acknowledged that he executed the same as the free act and deed of the said James Felix and Anna Felix, through Power of Attorney granted Terry DeSelms by the said James Felix and Anna Felix.

Witness my hand and official seal at Nashville, Tennessee this 4th day of June, 2004.

Commission expires: November 27, 2004



Deborah K. Devine

Notary Public