Realty Title Co
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Davidson County DEEDWARR
Recvd: 06/16/04 12:22 2pgs
Fees:13.00 Taxes:429.20
20040616-0071216

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $116,000.00

Louise Word
Affiant

ESTER BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Subscribed and sworn to before me this 11th day of June, 2004.

Ester Baldwin
Notary Public
My commission expires: 7/29/06

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Louise Word 700 Rosebank Avenue Nashville TN 37206	NEW OWNER	83-08-0-133

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, Greyhawke Construction Services, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Louise Word, 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:

Being Lot #23 on the Plan of Section I of Meadow Rose Park, as of record in Book 2083, page 53, Register's Office for said County.

Said Lot #23 fronts 100 feet on the northerly side of Rosebank Avenue and runs back 200 feet on the easterly line of 215.38 feet on the westerly line to a dead line measuring 101.17 feet thereon.

Being the same property conveyed to Greyhawke Construction Services by deed from Emma L. Sanders, Executrix of the Estate of Anne Elizabeth Gebhardt, deceased and Emma L. Sanders, Norma Midgett, Clara Sanders, and Dorothy J. Hamblem, of record in Instrument No. 20031124-0170465, 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 700 Rosebank Avenue, Nashville, TN 37206

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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its 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 11th day of June, 2004.

Greyhawke Construction Services

By: Keith Mears by Kevin Steinke

Keith Mears, Its President
By Kevin Steinke as his Attorney-In-Fact
as his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kevin Steinke, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Keith Mears, President of Greyhawke Construction Services and that he is authorized by Keith Mears, President of Greyhawke Construction Services to execute this instrument on his behalf.

Witness my hand in Mt. Juliet, TN, this 11th day of June, 2004.

Ester Baldwin
Notary Public

My Commission expires 7/29/06

