File #200410184

Davidson County DEEDWARR
Recvd: 06/16/04 14:19 2pgs
Fees:13.00 Taxes:307.10

20040616-0071348

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Ricky Trotter	Chase Manhattan Mortgage Corporation	Map: 95-10-41.00
(NAME)	(NAME)	Parcel:
516 Bismark Drive	5409 Maryland Way, Ste 202	
(ADDRESS)	(ADDRESS)	
Nashville TN 37210	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **PEGGY J. TROTTER, EXECUTRIX OF THE ESTATE OF NELDA J. TROTTER,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CHARLES RICKY TROTTER, 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 all of Lot No. 165, on the Plan of Elm Hill Acres, Section No. IV, as shown by plat appearing of record in Book 2331, Page 118, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Nelda J.Trotter by Quitclaim Deed dated July 7, 1986 of record in Book 6910, Page 717, Register's Office of Davidson County, Tennessee. The said Nelda J. Trotter, A/K/A Nelda Joyce Trotter died testate on April 2, 2004. Pursuant to the Last Will and Testament of the said Nelda Joyce Trotter, Case No. P-1437-04, and Will Book 1, Page 354, Probate Court Clerk's Office for Humphreys County, Tennessee, subject property is to be administered as a part of the probate estate and further, sold by the personal representative.

This conveyance is subject to the following:
All matters shown on the plan of record in 2331, Page 118; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 516 Bismark Drive, Nashville, TN 37210
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 15th day of June, 2004.

Estate of Nelda J. Trotter

BY: Peggy J. Trotter Executrix
Peggy J. Trotter, Executrix

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Peggy J. Trotter, Executrix of the Estate of Nelda J. Trotter who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of June, 2004.

Carol R Rumsey

Notary Public

My Commission Expires: 11/30/04

(SEAL)

CAROL R
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027