Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return to:
FirstTItle & Escrow Co., Inc.
File Box 9B
#22994

39-B
File #04-1209

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/04 14:47 2pgs
Fees:13.00 Taxes:1794.50
20040622-0073941

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Ian B. Bodell and spouse, Suzanne H. Bodell, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto J. Eric Viars and wife, Jennifer H. Viars, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 115 on the Plan of Tyne Valley Estates, Section 5 of record in Book 3600, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ian B. Bodell and spouse, Suzanne H. Bodell by Warranty Deed dated March 12, 1992 of record in Book 8574, page 360, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5900 Robert E. Lee Court, Nashville TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of June, 2004

Ian B. Bodell

Suzanne H. Bodell

State of Tennessee)
County of Davidson)

On this 18th day of June, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ian B. Bodell and Suzanne H. Bodell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public



My Commission Expires: 3/25/2006

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 485,000.00.

Affiant

Sworn and subscribed before me on this the 18th day of June, 2004.

Notary Public

My Commission Expires: _____



NOTARY PUBLIC
AT LARGE
April N. Provo
My Commission Expires
Sept. 24, 2005
STATE OF TENNESSEE

NEW OWNER:
J. Eric Viars
5900 Robert E. Lee Court
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
145-13-9