Davidson County DEEDWARR
Recvd: 06/22/04 14:33 2pgs
Fees:13.00 Taxes:403.30

20040622-0073964

WARRANTY DEED

B-RBC-04-0582

STATE OF Tennessee
COUNTY OF Davidson

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

Gloria Irons
Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Gloria Irons	GMFS, LLC	
532 ~~582~~ Tuscarora Drive	(NAME) 7369 Florida Blvd Suite 200-A	162-3-294
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Baton Rouge, LA 70806	
(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 ANNE HARDING JULIAN, UNMARRIED AND RACHEL E. JULIAN, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GLORIA IRONS, 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. 160 on the Plan of Haywood Hills, Section III, of record in Plat Book 4460, Pages 164 and 165, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anne Harding Julian and Rachel E. Julian by Deed dated June 28, 1999 and filed for record on June 30, 1999 in Book 11550, Page 575, Register's Office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Book 4691, Page 670, Register's Office of said County.

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

unimproved ( )
This is improved (X) property, known as 532 ~~582~~ Tuscarora Drive, Antioch, Tennessee 37013
(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 15th day of June, 2004.

Anne Harding Julian

Rachel E. Julian

STATE OF Tennessee
COUNTY OF Davidson

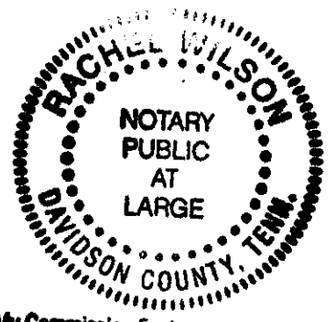
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel E. Julian, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

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

Rachel Wilson
Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAR. 31, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

REJ AKJ B.C.