Davidson County DEEDWARR
Recvd: 06/22/04 14:51 2pgs
Fees:13.00 Taxes:480.63

20040622-0073976

WARRANTY DEED

B-RBC-04-3817

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON C

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
Anne M. Julian	RBC Mortgage Company	
3817 East Ridge Drive (ADDRESS)	(NAME) 5445 DTC Parkway, Suite 100 (ADDRESS)	148-6-14
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Englewood, CO 80111 (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 JAMES ROY NEWMAN AND WIFE, NORMA JANE NEWMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANNE M. JULIAN, UNMARRIED AND RACHEL JULIAN, UNMARRIED joint tenants with the right of survivorship, 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 #18 on the Plan of Murray Heights, of record in Book 2663, Page 37, Register's Office for Davidson County. Described as follows:

BEGINNING at a point in the west margin of East Ridge Drive at the corner of Lots #18 and 19; thence with the line between said lots, westerly 246.66 feet to a point; thence southerly 58 feet to the north margin of Willard Drive; thence with the margin of the same easterly 218.13 feet to the beginning of a curve; thence around said curve northeasterly 39.39 feet to the west margin of East Ridge Drive; thence with the margin of the same northerly 82.58 feet to the point of beginning.

Being the same property conveyed to James Roy Newman and wife, Norma Jane Newman by Trustee's Deed dated November 26, 1974 and filed for record on December 2, 1974 in Book 4872, Page 297, Register's Office for Davidson County, Tennessee.

Water Main and Appurtenances Easements of record in Deed Book 5408, page 115, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forfeiture or reversion of title.

Restrictive Convenants of record in Deed Book 2706, Page 329, 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 3817 East Ridge Drive, Nashville, Tennessee 37211
(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.

James Roy Newman

Norma Jane Newman

STATE OF Tennessee
COUNTY OF Davidson

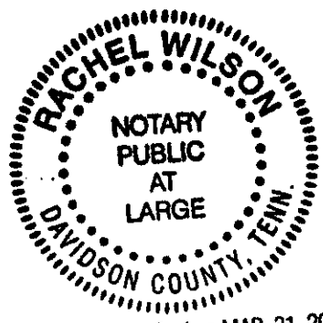
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Roy Newman and Norma Jane Newman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed 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