24-1-261

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 06/30/04 12:48 2pgs
Fees:13.00 Taxes:499.50

20040630-0077725

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **24th** day of **June, 2004** by and between **Edward Bush and wife, Patricia Bush** , herein after referred to as GRANTOR, and **Joey Lynn Brymer and Julie Elana Brymer** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, BEING Lot No. 6 on the Plan of Forest Cove, Phase 1, a Planned Unit Development, of record in Plat Book 9700, pages 754-755, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Edward Bush and wife Patricia Bush by Warranty Deed from Hearthside Homes, LLC, an Indian Limited Liability Company, dated December 10, 1999 of record in Instrument No. 19991214-0302974, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of Forest Cove, Phase 1, of record in Book 9700, Pages 754-755; Restrictions contained in instrument of record in Book 11149, page 641 and amended in Book 11313, page 436; Homeowners' Association Charter contained in instrument of record in Book 11595, page 877; all easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 1224 Twin Circle Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Edward Bush
Edward Bush
Signature of Seller

Patricia Bush
Patricia Bush
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Edward Bush and wife, Patricia Bush** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **June, 2004.**

Carrie E. Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

My Commission Expires: _____

Name and Address of Property Owner:
Joey Lynn Brymer and Julie Elana Brymer
1224 Twin Circle Drive, Nashville, TN 37211

Send Tax Statements to:
SAME
,

Map and Pacel–149.12-0B-006.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$135,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Ashley Anderson
Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **June, 2004.**

Carrie E. Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

My Commission Expires: _____

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