Davidson County DEEDWARR
Recvd: 06/30/04 13:49 2pgs
Fees:13.00 Taxes:518.00

File #200450185

20040630-0077836

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 05-30-07 DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00.

Shannon Curle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia A. Shead	Union Planters Bank	Map 150-9-B
(NAME) 805 Forest Pointe Circle	(NAME) P.O. Box 2282	Parcel 017.00
(ADDRESS) Antioch TN 37013	(ADDRESS) Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MELVIN W. WATERS AND WIFE, TASHA Y. WATERS,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **PATRICIA A. SHEAD, UNMARRIED**, hereinafter called the GRANTEE, her 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. 17, on the Plan of First Revision, Forest Pointe, Single Family, Phase II, as shown by plat appearing of record in Plat Book 9700, Page 138, 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 Melvin W. Waters and wife, Tasha Y. Waters by Warranty Deed dated February 28, 1997 of record in Book 10371, Page 723, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 9889, Page 559; By-Laws of record in Book 9889, Page 580; Charter of Forest Pointe Homeowners' Association of record in Book 8069, Page 162; all matters shown on plat of record in Plat Book 9700, Page 138; 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 805 Forest Pointe Circle, Antioch, TN 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, her heirs and assigns forever; and Grantors covenant with the said GRANTEE 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 Grantee 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 GRANTEE, her 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 14th day of June, 2004.

Melvin W. Waters

Tasha Y. Waters

STATE OF Tennessee

COUNTY OF Davidson

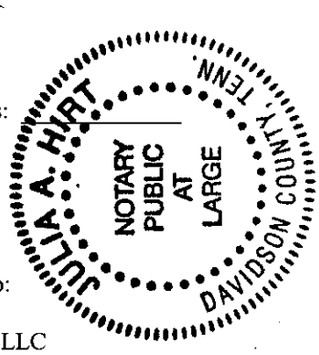
Before me, the undersigned Notary Public, personally appeared Melvin W. Waters and wife, Tasha Y. Waters who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of June, 2004.

Notary Public

My Commission Expires:

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076