Davidson County DEEDWARR
Recvd: 07/01/04 15:33 2pgs
Fees:13.00 Taxes:105.45

20040701-0078683

WARRANTY DEED

B-TRA-04-1812

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,500.00

Sheron L. Randolph
Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2004.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENN. MARY FRANCES RUDY AT LARGE

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
Sheron L. Randolph	New Owner	
1812 15th Avenue North (ADDRESS)	(NAME) (ADDRESS)	81-7-268
Nashville, Tennessee 37208 (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 BESSIE L. BROWN, A MARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHERON L. RANDOLPH, A SINGLE WOMAN, 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. 13 in Menees' Subdivision of Lot No. 8 of Thos. Woodward's Plan, as of record in Book 161, Page 44, R.O.D.C., Tennessee.

Said Lot No. 13 fronts fifty feet on the east side of Hutchinson Street (or Avenue) and runs back one hundred and sixteen (116) feet on the North line and 115 feet on the south line to a 14 foot alley.

Being the same property conveyed to Bessie L. Brown by Deed dated November 21, 1974 and filed for record on December 3, 1974 in Book 4872, Page 549, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1812 15th Avenue North, Nashville, Tennessee 37208
(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 28th day of June, 2004.

Bessie L Brown
Bessie L. Brown

STATE OF Tennessee

COUNTY OF Davidson

I, Mary Frances Rudy the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Bessie L. Brown, a married woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

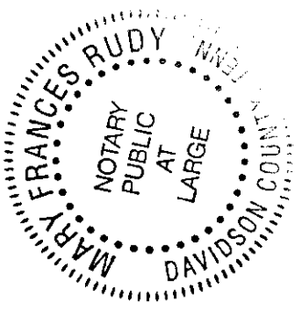
Witness my hand and official seal, this the 28th day of June, 2004.

Mary Frances Rudy

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903