PREPARED BY (AND RETURN TO):

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W & I Ref: _____ Title No: 45696

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/01/04 15:53 2pgs
Fees:13.00 Taxes:1887.00
20040701-0078728

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Malcolm Mimms Jr., Family Trust, Mary Frances Rudy, Trustee, 1109 Lynnwood Blvd Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 144-07-013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$510,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Ann Davidson ,married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Malcolm Mimms, Jr. Family Trust, Mary Frances Rudy, Trustee, ~~with full power to sale, assign, encumber without joinder of any beneficiary~~ hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 24 on the resubdivision of Lots 20, 23, 24 and "Reserved" parcel of Chickering Park, Section 3, the plan of said resubdivision being of record in Book 3842, page 194, Register's Office for said County.

Said Lot No.2 4 fronts 200 feet on the east side of Balbade Drive and extends back 392.70 feet on the north line and 410.90 feet on the south line to a dead line measuring 200.5 feet thereon.

Being the same property conveyed to Randall L. Davidson and wife, Ann S. Davidson by deed from Emmons H. Woolwine, Jr., and wife, Suzanne B. Woolwine of record in Book 4796, page 763, said Register's Office. By Quitclaim Deed of record in Book 7598, page 326, Register's Office for said County. Randall L. Davidson conveyed his interest in subject property to Ann S. Davidson.

Maurice Mantus spouse of Ann S. Davidson joins in this conveyance for the sole purpose of conveying any and all martial rights in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3842 Page 194, said Register's Office, which Plan shows minimum setback lines to be established by the City of Forest Hills easement for public utility purposes along the northerly line(s); A 2.5 x 20 foot utility anchor easement located on the northwesterly and southwesterly corner of said lot; Easement for driveway purposes along the easterly line of said lo and the following note: Private Driveway to be maintained by owners of Lots 20-A, 20-B, 23, 24 and 25; Consent to Resubdivision in Book 4219, page 334, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1109 Lynnwood, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2004 .

Ann Davidson

Maurice Mantus

State of TENNESSEE
County of WILLIAMSON

On this 30th day of June, 2004 , before me the undersigned authority, personally appeared **Ann Davidson** and Maurice Mantus, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $510,000.00

Affiant

Sworn and subscribed before me this 30th day of June, 2004

My Commission Expires: 7/29/06

Notary Public

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.