Realty 07
484

This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-557602**

Davidson County DEEDWARR
Recvd: 07/07/04 11:15 3pgs
Fees:18.00 Taxes:447.33
20040707-0080524

WARRANTY DEED

THIS INDENTURE, made and entered into this **June 25, 2004**, by and between **John W. Richie and Rhonda C. Richie, husband and wife**, parties of the first part, and **Patricia Anne Jones**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 9, BLANCHARD HEIGHTS, as shown on plat of record in Plat Book 2663, Pages 62 and 63, ** **in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.** ** Amended in Plat Book 2799, page 243, said Register's Office.

Being the same property conveyed to John W. Richie, a single person and Warren P. Richie, a married person, by deed of record in Book 9763, Page 894, Register's Office for Davidson County, Tennessee. Property being further conveyed by Quitclaim deed from Warren P. Richie and wife, Jeri Lynn Richie to John W. Richie and wife, Rhonda C. Richie, of record in Instrument Number 20021202-0147988, said Register's Office.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **148-10-0 077.00**
X Improved OR
Unimproved property located at: **3847 Creekside Drive, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

John W. Richie

Rhonda C. Richie

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John W. Richie and Rhonda C. Richie, husband and wife** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this 25th day of June, 2004.

Notary Public

My Commission Expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

****

Owner's Name: **Patricia Anne Jones**

and Address: **3847 Creekside Drive**
Nashville, TN 37211

Mail tax bills to, (Person or Agency responsible for payment of taxes)

+ $120,900.00

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$1,209,000.00~~ which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **June 25, 2004.**

Notary Public

My Commission Expires: 5/24/2008

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN