Davidson County DEEDWARR
Recvd: 07/08/04 09:35 6pgs
Fees:33.00 Taxes:166.50
20040708-0081099

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42960** **FILE BOX "7"**

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$45,000.00.

Charlie Davidson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 1 DAY OF ~~JUNE~~, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
CHARLIE BENTON DAVIDSON	**S A M E**	**71-8-317**
1800 Joy Circle		**12DA 42020**
Nashville, Tennessee 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, JOHNNIE BEDFORD DAVIDSON, NETTIE IRENE NUMES, CHARLIE BENTON DAVIDSON, EDITH CAROL McWHIRTER, HENRY CLAY DAVIDSON, WILLIAM D. STEVENS, TRUSTEE OF THE WILLIAM D. STEVENS REVOCABLE LIVING TRUST, BONNIE JEAN DAVIDSON SHEPARD, SHEILA FRANCIS DAVIDSON DAMORE, SHIRLEY THOMPSON, GUARDIAN OF THE PERSON OF JOEY EDWARD DAVIDSON, and FRANK GARY DAVIDSON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLIE BENTON DAVIDSON**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 58, on the Map of Joywood Subdivision, of record in Plat Book 974, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James Edward Davidson, Johnnie Bedford Davidson, Lora Jean Stevens, Nettie Irene Numes, Charlie Benton Davidson, Edith Carol McWhirter, and Henry Clay Davidson by Quitclaim Deed from Benton Morgan Davidson and wife, Rozell Davidson, of record in Book 11478, page 104, Register's Office for Davidson County, Tennessee. James Edward Davidson has died leaving as his heirs four children namely: Bonnie Jean Davidson Shepard, Sheila Francis Davidson Damore, Joey Edward Davidson and Frank Gary Davidson. Lora Jean Stevens has died and by Affidavit of Heirship and Quitclaim Deed of record as Instrument Number 20010801-0081571, her 1/7 undivided interest was conveyed to the William D. Stevens Revocable Living Trust with William D. Stevens as Trustee.

Unimproved ( )
This is improved (X) property known as 1800 Joy Circle, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 6-8 day of June, 2004.

Johnnie Bedford Davidson

JOHNNIE BEDFORD DAVIDSON

Nettie Irene Nunes

NETTIE IRENE NUMES

Charlie Benton Davidson

CHARLIE BENTON DAVIDSON

Edith Carol McWhirter

EDITH CAROL McWHIRTER

Henry Clay Davidson

HENRY CLAY DAVIDSON

THE WILLIAM D. STEVENS REVOCABLE LIVING TRUST

By: William D. Stevens Trustee

WILLIAM D. STEVENS, TRUSTEE

Bonnie Jean Davidson Shepherd

BONNIE JEAN DAVIDSON SHEPARD

Sheila Frances Damore

SHEILA FRANCIS DAVIDSON DAMORE

JOEY EDWARD DAVIDSON

By: Joey Edward Davidson - Shirley Thompson

SHIRLEY THOMPSON, Appointed Guardian
Of the Person

FRANK GARY DAVIDSON

By: Frank Gary Davidson - by Bonnie Jean Davidson Shepherd

BONNIE JEAN DAVIDSON SHEPARD
Attorney-in-Fact

Attorney in fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 8 day of June, 2004, before me personally appeared BONNIE JEAN DAVIDSON SHEPARD, to me known to be the person who executed the foregoing instrument in behalf of FRANK GARY DAVIDSON, as his Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said FRANK GARY DAVIDSON, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 8 day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 7-29-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HENRY CLAY DAVIDSON, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 8 day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 7-29-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named EDITH CAROL McWHIRTER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 8 day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 7-29-06

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WILLIAM D. STEVENS, TRUSTEE OF THE WILLIAM D. STEVENS REVOCABLE LIVING TRUST, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 8th day of June, 2004.

Alberta B Hinds

NOTARY PUBLIC

My Commission Expires: Jan 26, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named NETTIE IRENE NUMES, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 8 day of June, 2004.

Alice H. Williams

NOTARY PUBLIC

My Commission Expires: 7-29-06

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 8 day of June, 2004, before me personally appeared SHIRLEY THOMPSON, to me known to be the person who executed the foregoing instrument in behalf of JOEY EDWARD DAVIDSON, as the Court Appointed Guardian of the Person of JOEY EDWARD DAVIDSON, and acknowledged that she executed the same as the free act and deed of the said JOEY EDWARD DAVIDSON, as though he had personally acted.

WITNESS my hand and official seal at Madison, Tennessee, this the 8 day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 7-29-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CHARLIE BENTON DAVIDSON, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 8th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: Jan 26, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHNNIE BEDFORD DAVIDSON, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 8th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: Jan 26, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BONNIE JEAN DAVIDSON SHEPARD, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 8th day of June, 2004.

Alice L. Williams
NOTARY PUBLIC

My Commission Expires: 7-29-06

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named SHEILA FRANCIS DAVIDSON DAMORE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 8 day of June, 2004.

Alice L. Williams
NOTARY PUBLIC

My Commission Expires: 7-29-06