Return to: Bridgehouse Title, LLC
1602 W. Northfield Boulevard, Suite 500
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 07/08/04 14:58 2pgs
Fees:13.00 Taxes:781.25



20040708-0081397

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **June, 2004** by and between **Evelyne Blanc** , herein after referred to as GRANTOR, and **Nancy L. Long** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, TN, Being Lot No. 63 on the Plan of the Woodlands, Phase I, Section I, of record in Plat Book 6900, pages 498 and 499, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Evelyne B. Symonds by Quitclaim Deed in accordance with the terms of a Divorce decree and Marital Dissolution Agreement of record in Docket No. 03D-1674, Fourth Circuit Civil Court of Davidson county, Tennessee, from Francis C. Symonds, III dated July 30, 2003 of record in Instrument Number 20030930-0144204, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Francis C. Symonds, III and wife, Evelyne B. Symonds by Warranty Deed from Kay H. McDonald, unmarried dated July 21, 2003 of record in Instrument Number 20030728-0105024, Register's Office for Davidson County, Tennessee.

Also previously being the same property conveyed to Kay H. McDonald, an unmarried person, by deed from Peter John Halvorson, a married person, of record in Book 11656, Page 18, Register's Office for Davidson County, Tennessee.

Evelyne B. Symonds is now known as Evelyne Blanc by Final Decree of Divorce dated November 25, 2003.

This conveyance is subject to the following:
1) All matters appearing on the plan of The Woodland of record in Book 6900, Page 498 and 499, the Register's Office for said County.

2) Subject to Charter and By-Laws of record in Book 7334, Page 109; Book 7408, Page 250, as amended in Book 7516, Page 37; Book 8464, Page 463; Book 8622, Page 390; Book 8634, Page 224 as re-recorded in Book 8643, Page 675, Register's Office for said County.

3) All easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 1025 Elmshade Lane, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Evelyne Blanc
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Evelyne Blanc** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **June, 2004.**

Carrie E. Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

My Commission Expires: _____

Name and Address of Property Owner:
Nancy L. Long
1025 Elmshade Lane, Nashville, TN 37211

Send Tax Statements to:
Crown Mortgage Services
833-C Wren Road, Goodlettsville, TN 37072

Map and Parcel: 172.03-0A-063.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$211,150.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Nancy Long
Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **June, 2004.**

Dawn D. Chase
Notary Public

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN MY COMMISSION EXPIRES 5/23/2006

My Commission Expires: _____

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
24-1-253