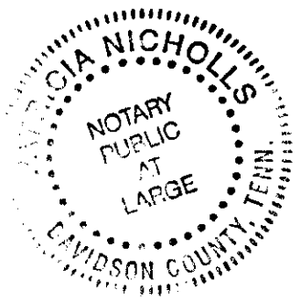
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2004

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jane Randolph	New Owner	Map 50
337 Vailview Drive		Group 15
Nashville, TN 37207		Parcel 217

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

Bobby Ray Ethridge a/k/a Bobby Ray Etheridge and wife, Dorothy Louise Ethridge a/k/a Dorothy Louise Etheridge
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jane Randolph, married
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. 45, on the Plan of Sky View Subdivision, of record in Book 2331, Page 54 and 55, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Bobby Ray Ethridge by deed from Edward Ray Barr, of record in Book 5543, Page 194, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2444, Page 576, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 54 and 55, said Register's Office.

The said Dorothy Louise Ethridge joins in this conveyance to convey any and all marital interest he/she may have in said property.

Bobby Ray Ethridge and Bobby Ray Etheridge being one and the same person.

Dorothy Louise Ethridge and Dorothy Louise Etheridge being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 324 Vailview Drive, Nashville, TN 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.

Davidson County DEEDWARR
Recvd: 07/09/04 15:11 2pgs
Fees:13.00 Taxes:29.60

20040709-0082083

Witness my hand this 1st day of July, 2004.

Bobby Ray Ethridge
Bobby Ray Ethridge

Dorothy Louise Ethridge
Dorothy Louise Ethridge

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 Bobby Ray Ethridge and Dorothy Louise Ethridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 2004.

My Commission Expires: 01/29/05

Notary Public

