RETURN TO:
First National Financial Title
~~205 Powell Place, Ste. 227~~
Brentwood, TN 37027
#129310

WARRANTY DEED

G-CD-04-2916

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/25/04

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathie Cato Renken	SAME	
2916 Oakland Avenue	(NAME)	117-8-109
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RANDALL D. BRADY AND WIFE, NANCY J. VYE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CATHIE CATO RENKEN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *unmarried

Land in Davidson County, Tennessee, being the northerly part of Lot Number 16 and the southerly part of Lot Number 17 on the Plan of Belmont Terrace, as of record in Plat Book 421, page 101, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the easterly margin of Oakland Avenue, said iron pin being located 50 feet northerly from the common corner of Lots Numbers 16 and 17, being the southwest corner of the property conveyed to Jesse D. Roberts and wife, et al, in Book 1371, page 25, Register's Office for Davidson County, Tennessee; thence easterly with the boundary of said Roberts' land, 172 feet, to an iron pin in the westerly margin of a 15 foot alley, being the southeast corner of said Roberts' land and 91.26 feet northerly from an iron pin located at the northwesterly intersection of said alley with Primrose Avenue; thence southerly with the margin of said alley, 45.63 feet, to a point, being the northeast corner of a lot conveyed to Frank J. Hostettler, Jr. and wife, of record in Book 4235, page 950, Register's Office for Davidson County, Tennessee; thence with the boundary of said Hostettler lot, westerly 174 feet, to a point in the easterly margin of Oakland Avenue, being the northeast corner of the said Hostettler lot and the common corner of Lots Numbers 16 and 17; thence northerly with the margin of Oakland Avenue, 50 feet, to the beginning.

Being the same property conveyed to Randall D. Brady and wife, Nancy J. Vye by Warranty Deed executed July 18, 1996 and filed for record on July 22, 1996 in Book 10127, page 436, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 07/12/04 12:14 2pgs
Fees:13.00 Taxes:1071.15

20040712-0082532

unimproved ( )
This is improved (X) property, known as 2916 Oakland Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of June, 2004.

Randall D. Brady by Stamp atty-in-fact

Nancy J. Vye by Stamp atty-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of March, 2004, before me personally appeared Scott Troxel to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of Randall Denton Brady and Nancy Jean Vye and acknowledged that they executed the same as their free act and deed by virtue of that Power of Attorney dated June 18, 2004 and recorded in Instrument Number 20040712-0082531 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 30th day of June, 2004.

Shauna Daniels
NOTARY PUBLIC

My Commission Expires: My Commission Expires SEP. 25, 2004

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903