1 of
Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/04 15:27 2pgs
Fees:13.00 Taxes:388.50

20040713-0083531

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$105,000.00.**

Cynthia J Watts
Affiant

Subscribed and sworn to before me this 25 day of June, 2004

NOTARY

Notary Public
My Commission expires: Nov 25, 2006
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cynthia J. Watts	America's Wholesale Lender	033-080-048.00
104 Marita Avenue	750 Old Hickory Boulevard, Suite 180	
Goodlettsville, TN 37072	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Donnie W. West**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cynthia J. Watts**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 144 on the plan of Gatewood, Section I, of record in Book 3300, pages 47-52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 144 fronts 82 feet on the east side of Marita Avenue or Drive and runs back 143.5 feet on the north line and 140 feet on the south line, to a dead line in the rear on which it measures 98 feet.

Being the same property conveyed to Donnie W. West and wife, Marilyn R. West, by deed from Marion P. Davis and wife, Altheas Jean Davis, on March 30, 1965, of record in Book 3905, page 220, Register's Office for Davidson County, Tennessee. And further conveyed by Quitclaim Deed to Donnie W. West from Marilyn R. West, dated July 15, 1975 of record in Book 4933, page 984, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 3300, pages 47-52, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4179, page 488; and Book 4314, page 290, Register's Office for Davidson County, Tennessee.

This is improved property known as: **104 Marita Avenue, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 25, 2004.

Donnie West
Donnie W. West

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donnie W. West** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 25, 2004

My commission expires _____

Notary Public

