Davidson County DEEDWARR
Recvd: 07/14/04 11:55 2pgs
Fees:13.00 Taxes:253.45

20040714-0083806

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

WARRANTY DEED

G-04-UP-1213

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
Julie L. Prestia	Union Planters Bank	
1213 Kermit Drive	(NAME) 1900 Charles Bryan Road	120.01-0-082.00
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Cordova, TN 38016	
(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 CARMEN G. ANDERSON MULLINS AND HUSBAND, DAVID C. MULLINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIE L. PRESTIA AND MARY A. PRESTIA, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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:

Situated in the Nineteenth (19th) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 249 of the Miro Meadows Subdivision as shown by a map of record in Plat Book 1424 at pages 94 and 95 in the Davidson County, Tennessee Register of Deeds office.

Said Lot fronts 70 feet on the south side of Kermit Drive and runs back between lines, 163.9 feet on the easterly side and 180 fet on the westerly line to dead line in the rear, on which it measures 91 feet.

Being the same property conveyed to Carmen G. Anderson (now known as Carmen G. Anderson Mullins) by instrument of record in Book 10505, page 278 said Reisters office for Davidson County, Tennessee. David C. Mullins joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

Said property is not the primary or marital residence of Mary A. Prestia.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 1424, pages 94-95 and Book 1710, page 183, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1213 Kermit Drive, Nashville, Tennessee 37217
(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 9th day of July, 2004.

Carmen G. Anderson Mullins
Carmen G. Anderson Mullins

David C. Mullins By Carmen Anderson Mullins AIF
David C. Mullins

STATE OF Tennessee
COUNTY OF Davidson

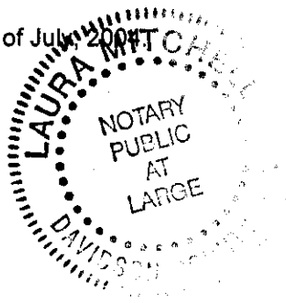
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carmen G. Anderson Mullins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 9th day of July, 2004.

Notary Public

My Commission Expires: 5/28/06

(SEAL)



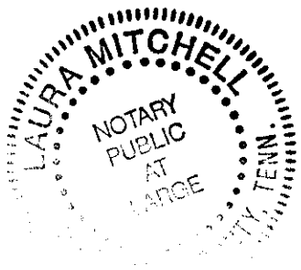
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carmen G. Anderson Mullins, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of David C. Mullins and acknowledged that he/she executed the same as the free act and deed of the said David C. Mullins.

Witness my hand and official seal at Davidson County, TN
on this the 9th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 5/28/06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903