Davidson County DEEDWARR
Recvd: 07/14/04 12:17 2pgs
Fees:13.00 Taxes:614.20

20040714-0083848

WARRANTY DEED

B-CBB-04-5377

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Shauna Daniels
Affiant

Subscribed and sworn to before me, this 8th DAY OF July, 2004.

E. Dwayne Lannom
Notary Public

MY COMMISSION EXPIRES: 8 July 05
(AFFIX SEAL)

E. DWAYNE LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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
Edward Adewick	New Century Mortgage Corp.	LARGE
537 Castle Gate (ADDRESS)	(NAME) 3232 Newmark Drive (ADDRESS)	136-14-33
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Miamisburg, Ohio 45342 (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 CLIFFORD E. PRICE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDWARD ADEWICK AND WIFE SHERRY KING, 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:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Castlegate, Section 1, of record in Plat Book 4460, Page 115, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Clifford E. Price, unmarried, by Deed dated September 30, 1997 and filed for record on October 6, 1997 in Book 10635, Page 387, Register's Office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Book 4649, Page 295, Register's Office of said County.

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

unimproved ( )
This is improved (X) property, known as 537 Castle Gate, 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 8th day of July, 2004.

Clifford E. Price
Clifford E. Price, unmarried

E. DWAYNE LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

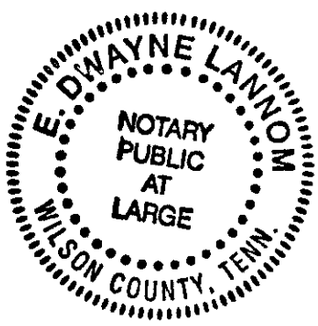
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clifford E. Price, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 8th day of July, 2004.

E. Dwayne Lannon
Notary Public

My Commission Expires:

(SEAL) 8 Jul 05



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903