FileBox 8

Davidson County DEEDWARR
Recvd: 07/16/04 11:14 2pgs
Fees:12.00 Taxes:0.00
20040716-0085129

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42929**

WARRANTY DEED

KATHRYN B. McCLELLAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 13, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$194,000.00.

Jennifer Hanchey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
14th DAY OF JUNE, 2004.

Kathryn B. McClellan
Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
CHRISTOPHER D. CAREY	SunTrust Mortgage, Inc.	**142-13-A-29**
7057 Northridge Drive	201 4th Ave. North/7th Flr	**9D 80911**
Nashville, TN 37221	Nashville, TN 37219	

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 **I, FLORENCE J. MIXON, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRIS CAREY and spouse, NIKI L. CAREY**

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:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Riverside, Phase I of record in Book 6900, Page 490, 491 and 492, revised in Book 6900, Page 784, Register's Office for said County.

Said Lot No. 29 fronts 70.00 feet on the northerly margin of Northridge Drive and extends back between parallel lines 132.92 feet to a dead line in the rear, measuring 70.00 feet thereon.

TOGETHER WITH an undivided percentage interest in the Common Elements (as defined in the Declaration of Easements and Restrictive Covenants for Riverside appertaining to said unit and all other rights, powers, privileges and interests appertaining to said lot pursuant to the Restrictive Covenants.

BEING the same property conveyed to Basel M. Mixon and wife, Florence J. Mixon by General Warranty Deed from Rochford Realty and Construction Co., Inc., of record in Book 8109, page 278, Register's Office for Davidson County, Tennessee. The said Basel M. Mixon having since died.

Unimproved
This is Improved (X) property known as 7057 Northridge Drive, Nashville, Tennessee 37221

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.

WITNESS my hand this 14th day of June, 2004.

Florence J. Mixon

FLORENCE J. MIXON

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 FLORENCE J. MIXON, Unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 14th day of June, 2004.

Alan L. Saturn

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

BK/PG:3266/736-737
04027723

DEED	
06/17/2004	10:05 AM
BATCH	21877
MTG TAX	0.00
TRN TAX	717.80
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	730.80

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS