WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret J. Washington	New South Federal Savings Bank	150-11-289
(NAME)	(NAME)	
5929 Belle Oaks Place	210 Automation Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Don Denton, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret J. Washingtonand husband, Joseph Harold Washington Sr., 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. 26 on the Plan of Phase I, Belle Oaks Subdivision, as shown on plat of record in Plat Book 6900, Page 768, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Don Denton, by deed of record in Instrument No. 20040116-0006774, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Don Denton by Steve Laviola as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040719-0085602, in the Register's Office for Davidson County, Tennessee.

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

This property is not the principal residence of the grantor.

unimproved ☐

This is improved ☒ property, known as 5929 Belle Oaks Place, Antioch, TN 37013

(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 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.

Davidson County DEEDWARR
Recvd: 07/19/04 08:57 2pgs
Fees:13.00 Taxes:480.63
20040719-0085603

Witness my hand this 18th day of June, 2004.

Don Denton by Steve Laviola his Attorney In Fact

Don Denton by Steve Laviola his Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 18 day of June, 2004, before me personally appeared Steve Laviola, the person who executed the foregoing instrument on behalf of Don Denton and who acknowledged that he executed the same as the free act and deed of the said Don Denton through Power of Attorney granted him by the said Don Denton.

Witness my hand and official seal at Nashville, Tennessee this 18th day of June, 2004.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2006

Record & Return To:

Jack Case Wilson Title Associates
204 Rivergate Parkway
Goodlettsville, TN 37072