Davidson County DEEDWARR
Recvd: 07/22/04 09:30 2pgs
Fees:13.00 Taxes:786.25

20040722-0087652

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**206 A Cool Springs Blvd., Suite 107**
**Franklin, TN 37067**

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $212,500.00**

James L. Paradise
**Affiant**

**Subscribed and sworn to before me, this 19th day of July, 2004.**

Catherine R Vass
**Notary Public**
**My commission expires:** 5/24/2008

**07-0407-81431**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| James L. Paradise | Freeman Webb Mortgage | 15-041 P/O |
| 2614 Morgan Road | 555 Great Circle Road | |
| Joelton TN 37080 | Nashville, TN 37228 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James L. Paradise, Jr. and wife, Tanya R. Paradise**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James L. Paradise and wife, Renate Paradise**, hereinafter called the Grantees, their successors 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. 3, on the Plan of James L. Paradise Jr. Lots Morgan Road, of record in instrument number 200307090094611, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to James L. Paradise, Jr and wife Tanya R Paradise, by deed from Carolyn Jane Orton, unmarried and Wayne Allen Orton, unmarried of record in instrument 200210010119036, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2614 Morgan Road, Joelton, TN 37080.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 July 19, 2004

James L.. Paradise Jr.

Tanya R.Paradise

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James L. Paradise Jr. and wife Tanya R. Paradise, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, Tennessee, this July 19, 2004.

Catherine R. Vass

My Commission expire: 5/28/2008

