Davidson County DEEDWARR
Recvd: 07/22/04 15:07 2pgs
Fees:13.00 Taxes:320.05

20040722-0087975

WARRANTY DEED

B-BM-04-1299

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 2/20/08
(AFFIX SEAL)

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
Charlotte Hyde	First Horizon Home Loan	
129 Lakebrink Drive	(NAME) P.O. Box 7481	96-16-A-47 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Springfield, OH 45501	
(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 JOAN EVRARD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto* CHARLOTTE HYDE, 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. 43, on the plan of First Revision, Phase One, Section Two, Larchwood, Planned Unit Development, of record in Plat Book 6200, Page 347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joan E. Evrard, unmarried, by Deed dated March 27, 1996 and filed for record on March 29, 1996 in Book 9996, Page 497, Register's Office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Book 6767, Page 385, Book 6391, Page 449, Book 6299, Page 152, Book 6299, Page 166, Book 6301, Page 96 and Book 6301, Page 82, Register's Office of said County.

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

* Charlotte Hyde an unmarried woman

unimproved ( )
This is improved (X) property, known as 129 Lakebrink Drive, Nashville, Tennessee 37214
(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 27th day of May, 2004.

Joan Evrard by Power of Attorney

Joan Evrard

STATE OF Tennessee
COUNTY OF Davidson

Before me Deena L. O'Brien, the undersigned, a Notary Public in and for said County and State, personally appeared Bonnie Meale, 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 Joan Evrard and acknowledged that he/she executed the same as the free act and deed of the said Joan Evrard.

Witness my hand and official seal at

on this the 27th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: _____



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903