WARRANTY DEED

B-FWR-04-8175

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000 .

Affiant

Subscribed and sworn to before me, this 16th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-27-04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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
Lakecia R. Trotter	Homefocus Tax Service ~~Bank Of America Mortgage~~	
8175 Bonnafair Drive	Lender #2318 (NAME) P.O. Box 26389 ~~2059 Northlake Parkway~~	75-1-47
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Richmond, VA 23260-0000 ~~Tucker, GA 30084~~	
(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 PAULETTE NORFLEET WASSEL,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAKECIA R. TROTTER, unmarried ~~AND VANESSA D. TROTTER,~~ pmw _____, 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. 69 on the Plan of Hermitage Hills, Section Twelve, of record in Plat Book 4675, Page 125, Register's Office for said County, to which referernce is hereby made for a more complete description.

Being a portion of the same property conveyed to Paulette Norfleet Wassel by Quitclaim Deed dated July 12, 2001 and filed for record on August 7, 2001 in Instrument Number 20010807-0084741, Register's Office for Davidson County, Tennessee, and being a portion of the same property conveyed to Paul C. Wassel, Jr. by Quitclaim Deed dated April 29, 1998 and filed for record on May 6, 1998 in Book 10919, Page 564, Register's Office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Book 4820, Page 611, Book 4960, Page 506 and Book 4969, Page 667, Register's Office of said County.

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

*Executrix of the Estate of Paul C Wassel, Jr.

unimproved ( )
This is improved (X) property, known as 8175 Bonnafair Drive, Hermitage, Tennessee 37076
(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 16th day of July, 2004.

Paulette Norfleet Wassel, Executrix of the Estate of Paul C. Wassel, Jr.

Davidson County DEEDWARR
Recvd: 07/28/04 14:22 2pgs
Fees:13.00 Taxes:407.00

20040728-0090451

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paulette Norfleet Wassel,* 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 .

Notary Public

My Commission Expires: 1/8/2023

(SEAL)

*Executrix of the Estate of Paul C. Wassel, Jr.

~~RETURN TO~~:

~~2012 21st Avenue South~~
~~Nashville, TN 37212~~

~~615.383.2903~~

RETURN TO:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#1241