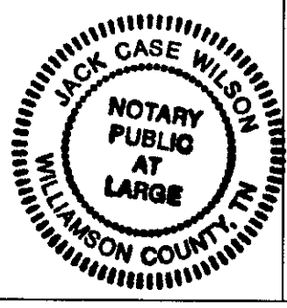
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Anna E. Valentine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/16/06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/29/04 10:16 2pgs
Fees:13.00 Taxes:628.63

20040729-0090777

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-4103

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna E. Valentine	Countrywide Home Loans, Inc.	083-07-0-022.00
(NAME)	(NAME)	
15 Waters Ave.	3011 Armory Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, Esther H. Smith, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anna E. Valentine, unmarried 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:

Being Lot No. 6 on the plan of George C. Waters Addition to Nashville, of record in Book 161, Page 141, Register's Office for Davidson County, Tennessee, LESS AND EXCEPT the following portion of property having been conveyed by deed of record in Book 2496, Page 35, Register's Office for said County:

Being the westerly half of Lot No. 6 on the Plan of George C. Waters Addition to Nashville, which fronts 50 feet on the northerly side of Waters Avenue and extends back between parallel lines 160 feet to an alley.

Being part of the same property conveyed to C.L. Millraney and wife, Ola D. Millraney, by Warranty Deed from Elinu A. Rowe, Delma M. Rowe, and Owen H. Medlin and wife, Violet L. Medlin, dated May 20, 1949, of record in Book 1725, Page 215, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Ola D Millraney and Esther H. Smith as joint tenants with right of survivorship and not as tenants in common by Warranty Deed from C.L. Millraney and wife, Ola D. Millraney dated June 3, 1968, of record in Book 4241, Page 162, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Ola D. Millraney by Deed from Esther H. Smith, dated December 29, 1979, of record in Book 5549, Page 393, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Esther H. Smith and Ola D. Millraney by Deed from Ola D. Millraney, dated July 31, 1980, of record in Book 5836, Page 595, Register's Office for Davidson County, Tennessee. The Ola D Millraney having since died on July 25, 1991, leaving Esther H Smith as her only surviving Heir at Law according to Affidavit of Heirship recorded simultaneously herewith as Instrument Numbers 20040729-0090775 and 20040729-0090776, said Register's Office.

NOTE: Deeds of record in Book 4241, Page 162, Book 5549, Page 393, and Book 5836, Page 595 incorrectly refer to property as all of Lot 6 and should have excluded the portion of property conveyed in instrument of record in Book 2496, Page 35, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 15 Waters Ave., Nashville, TN 37206
(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.

Witness my hand this 26th day of July, 2004.

Esther H. Smith

Esther H. Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Esther H. Smith the bargainor (s), 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of July, 2004.

Commission expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027