Davidson County DEEDWARR
Recvd: 08/02/04 09:08 2pgs
Fees:13.00 Taxes:399.60

20040802-0091961

WARRANTY DEED

FROM: MARK KAY and wife, FAYE C. KAY
TO: ELIZABETH VIRGINIA FARR, a single person

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel:
ELIZABETH V. FARR 315 Linda Lane Madison, TN 37115	ABN AMRO P. O. BOX 57068 IRVINE, CA 92619-7068	042-15-119

This Instrument was prepared by: CLYDE PAUL HOLLAND, ATTORNEY, 2628 Old Lebanon Road, Nashville, TN 37214-2422

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $108,000.00.

Elizabeth V. Farr
AFFIANT

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

SWORN TO and subscribed before me, this 27 day of July, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-23-05

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), the receipt of which is hereby acknowledged, MARK KAY and wife, FAYE C. KAY, hereinafter called "Grantors", have this day bargained and sold, and do hereby transfer and convey unto ELIZABETH V. FARR, a single person, hereinafter called "Grantee", her heirs, personal representatives, successors, and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 55 on the Plan of Revision of Lots 55, 56, 57 and 58 of Blair Heights, Section III, as of record in Book 2330, Page 25, Register's Office for said County.

SAID Lot No. 55 fronts 226.7 feet on the southerly side of Linda Lane and runs back 247.58 feet on the easterly line and 152.35 feet on the westerly line, to a dead line measuring 192.12 feet thereon.

BEING the same property conveyed to MARK KAY and wife, FAYE C. KAY, by deed of record as Instrument No. 20010323-0028294, Register's Office for Davidson County, Tennessee.

THIS property is subject to Restrictive Covenants of record in Book 2291, Page 89, and Book 2399, Page 399; any and all matters of record in Plat Book 2330, Page 25, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 315 Linda Lane, Madison, TN 37115.

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, her heirs, personal representatives, successors and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that 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, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the single, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 29 day of July, 2004.

Mark Kay
MARK KAY

Faye C. Kay
FAYE C. KAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Pubic, in and for the aforesaid State and County, the within named MARK KAY and wife, FAYE C. KAY, with whom I am personally acquainted or who, upon oath, presented adequate evidence of identification, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of July, 2004.

01-29-05
MY COMMISSION EXPIRES:

NOTARY PUBLIC

