RCX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **43266**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$206,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
13TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: May 24 2008

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/18/04 10:44 2pgs
Fees:13.00 Taxes:762.20
20040818-0099762

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
LINDA K. BUPPERT	Wells Fargo Bank, N.A.	**117-4-170**
2708 Oakland Avenue	P.O.Box 10304	**24W 1385**
Nashville, TN 37212	Des Moines, IA 50306-0304	

FOR AND IN 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 **I, BRITTANY C. CONNER, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDA K. BUPPERT**

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:

Land in Davidson County, Tennessee, being Lot No. 38 on the map of Belmont Terrace of record in Book 421, Page 101, Register's Office for said County.

Said Lot No. 38 fronts 50 feet on the easterly margin of Oakland Avenue and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Brittany C. Conner by deed from Philip S. Barksdale, Trustee of the Philip S. Barksdale Revocable Trust u/a/d March 31, 1995, of record in Instrument Number 20010828-0093552, Register's Office for Davidson County, Tennessee.

Unimproved
This is Improved (X) property known as 2708 Oakland Avenue, Nashville, Tennessee 37212

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 13TH day of August, 2004.

X Brittany C. Conner
BRITTANY C. CONNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BRITTANY C. CONNER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.