# WARRANTY DEED

B-AFG-04-3701

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,445.00

X Scharonda E. Teats
Affiant

Subscribed and sworn to before me, this 10th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: JAN 27, 2007

MY COMMISSION EXPIRES: 1/27/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/20/04 14:15 2pgs
Fees:13.00 Taxes:401.25

20040820-0101039

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 |
|---|---|---|
| Scharonda E. Teats | Homecomings Financial Network, | |
| 3701 Moss Rose Drive | (NAME) 2101 Rexford, Suite 168W | 73-10-55 |
| (ADDRESS) Nashville, Tennessee 37216 | (ADDRESS) Charlotte, NC 28211 | |
| (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 DOROTHY J. BRIDGES, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SCHARONDA E. TEATS, unmarried, 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. 19 on the Plan of Moss Rose Estates, of record in Plat Book 4860, Page 112, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Horace W. Bridges and wife, Dorothy J. Bridges by Deed dated April 8, 1991 and filed for record on April 15, 1991 in Book 8329, Page 867, Register's Office for Davidson County, Tennessee. The said Horace W. Bridges having since been deceased.

Restrictive Convenants of record in Deed Book 5039, Page 359, Book 5138, Page 645, Book 5311, Page 345 and Book 5910, Page 336, Register's Office of said County.

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

unimproved ( )
This is improved ( X ) property, known as 3701 Moss Rose Drive, Nashville, Tennessee 37216
(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 19th day of August, 2004.

X Dorothy J. Bridges
Dorothy J. Bridges

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy J. Bridges, 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 19th day of August, 2004.

Notary Public

My Commission Expires:

(SEAL) 1/27/07

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES
JAN 27, 2007

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903