RETURN TO:
Richmond Title Services
209 10th Ave S Ste 236
Nashville TN 37203

Davidson County DEEDWARR
Recvd: 08/25/04 13:17 2pgs
Fees:13.00 Taxes:634.18
20040825-0102882

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,400.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

WARRANTY DEED

G-VR-04-0112

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
Teresa Dawn Houston	Same	
112 37th Ave North	(NAME)	104-5-53
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209-4926		
(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 HAYLEE WADDEY, UNMARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERESA DAWN HOUSTON, 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. 161 on the plan of Part of West Grove Subdivision, of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 161 fronts 50 feet on the easterly margin of 37th Avenue, North and extends back between parallel lines, 200 feet to an alley.

Being the same property conveyed to Haylee A. Waddey, a single person by Deed dated January 8, 1993 and filed for record on January 12, 1993 in Book 8838, page 190, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 112 37th Ave North, Nashville, Tennessee 37209-4926
(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 28th day of May, 2004.

Haylee Waddey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Haylee Waddey, 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 28th day of May, 2004.

Notary Public

My Commission Expires:

(SEAL)

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