THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

Address of New Owner

Lynn M. Williford
5105 Nevada Ave.
Nashville, TN 37209

SEND TAX BILLS TO:
Wells Fargo Bank
11301 Carmel Commons Blvd Suite 350
Charlotte NC 28226

Davidson County	DEEDWARR
Recvd: 09/01/04 12:34	2 pgs
Fees:13.00 Taxes:958.30	
20040901-0105838	

MAP PARCEL NUMBERS: 91-15-181.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of August, **2004**, by and between **Brent A. Grunfeld and Andrea P. Grunfeld, husband and wife**, party of the first part, and **Lynn M. Williford**, an unmarried person, party of the second part,

WITNESSETH: That for and in consideration of **$259,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being part of Block No. 16 on the Plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Plat Book 421, page 18, Register's Office for said County, to which plan reference is made for a more complete description.

Said part of Block No. 16 fronts 40 feet on the southerly side of Nevada formerly 3rd Avenue and runs back between parallel lines, parallel with and 120 feet west of the westerly margin of 51st Avenue, North, 150 feet to an alley.

Being the same property conveyed to Brent A. Grunfeld and wife, Andrea P. Grunfeld by Warranty Deed from Richard Ice, of record in Instrument No. 2001040200031144, dated 03/28/01, recorded 04/02/01, Regsiter's Office for said County.

The above reference property is also know as 5105 Nevada Avenue Nashville, TN 37209.

THIS CONVEYANCE IS SUBJECT TO the real estate taxes for the current year, which have been prorated and assumend by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Brent A. Grunfeld

Andrea P. Grunfeld

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brent A. Grunfeld and Andrea P. Grunfeld, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30th day of August, **2004.**

My commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
MY COMMISSION EXPIRES MAY 29, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$259,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

~~Affiant~~

Subscribed and sworn to before me this 30th day of August, **2004**.

Affiant

PROPERTY ADDRESS:
5105 Nevada
Nashville, TN 37209

Subscribed and sworn to before me this 30th day of August 2004

Notary Public

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.