Return to -

Southern Title Services
124 First Avenue South
Suite 102
Franklin, TN 37064

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/04 11:33 2pgs
Fees:13.00 Taxes:518.00

20040903-0106990

B-TRA-04-0940

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARILYN PAINTER NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

MY COMMISSION EXPIRES FEBRUARY 13, 2005

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Monica T. Pearson	America's Wholesale Lender	
940 General George Patton Road (ADDRESS)	MSN-SV22 PO Box 10212 (ADDRESS)	142-9C-940CO
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Van Nuys CA 91410-0213 (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 GINA RALSTON HENLEY AND HUSBAND, CHARLES HENLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MONICA T. PEARSON, AN UNMARRIED WOMAN, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 940, together with the Carport designated as 940 C of River Plantation, Section Five, Phase One, Lot Two, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 135 and amended in Book 5200, page 257, Register's Office for said County, to which reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Gina I. Ralston, unmarried, by deed from J.E. Wallace, Jr. and spouse, Connie W. Hoffman Wallace filed for record on December 3, 1998 in Book 11234, page 859, Register's Office for Davidson County, Tennessee. Said Gina I. Ralston having since married Charles Henley and is now known as Gina Ralston Henley. Charles Henley joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown or record in Book 5200, page 135 and amended in Book 5200, page 257 and Book 5410, page 248, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 940 General George Patton Road, Nashville, Tennessee 37215
(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 31st day of August, 2004.

Gina Ralston Henley

Charles Henley

STATE OF Tennessee
COUNTY OF Davidson

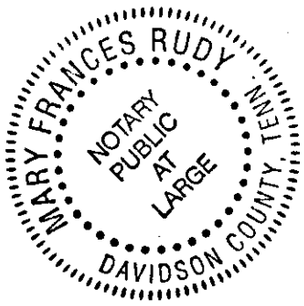
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gina Ralston Henley and Charles Henley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal this the 31st day of August, 2004.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Southern Title Service
124 First Avenue South
Suite 102
Franklin, TN 37064