Realty Title 15
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Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

B-CBB-04-1722

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,360.00

Affiant

Subscribed and sworn to before me, this DAY OF ,.

Notary Public

MY COMMISSION EXPIRES: 9-16-07
(AFFIX SEAL)

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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
Elizabeth Bonesio	New Century Mortgage Co.	
1722 River Drive	(NAME) P.O. Box 11052	81-1-76
(ADDRESS) Nashville, Tennessee 37218	(ADDRESS) Orange, CA 92856	
(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 NEDRA HUGGINS-WILLIAMS, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH BONESIO, 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 the 13th Civil District of Davidson County, Tennessee, being the southerly part of Lot No. 30 on the Map of Hayley's Subdivision of part Block 5 in G. T. Sheegog's Subdivision at Bordeaux as of record in Book 547, page 155, Register's Office for Davidson County, Tennessee, and of Block on the Map of G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 421, page 191, said Register's Office, and described together as follows:

Beginning on the easterly margin of River Drive at the southwest corner of the property conveyed to Vesper Leonard dye and wife, by deed from James M. Bozzar and wife, of record in Book 1715, page 482, said Register's Office; thence with the southerly line of said Dye property eastwardly 220 feet, more or less, to the low water mark of the Cumberland River; thence with said low water mark southwardly to the northeast corner of Lot 1 on the Map of the First addition to Haley's Subdivision of part of Block 5, as of record in Book 1130, page 86, said Register's Office; thence with the northerly line of said Lot No. 1 westwardly 267.3 feet, more or less to the easterly margin of River Drive; thence with said Drive northwardly 110 feet to the beginning.

Being the same property conveyed to Nedra Huggins-Williams, by deed from George Henry Jones and wife, Pauline Goldtrap Jones, dated January 10, 1983, of record in Book 5991, page 511, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1722 River Drive, Nashville, Tennessee 37218
(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 day of , .

Dr. Nedra Huggins-Williams
Nedra Huggins-Williams

Davidson County DEEDWARR
Recvd: 09/09/04 11:01 2pgs
Fees:13.00 Taxes:397.23

20040909-0109089

STATE OF Tennessee
COUNTY OF Davidson

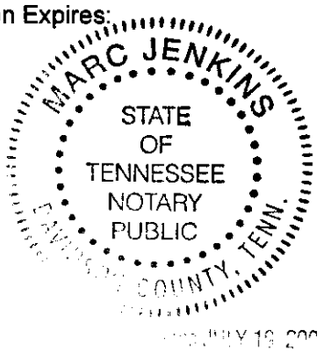
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nedra Huggins-Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this the .

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903