Bk 34

File #200410240	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

William N. Norris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July 2004.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

CAROL R RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eladio Alvarado	New Owner	Map: 62-2-A-182
(NAME) 2865 Steamboat Drive	(NAME)	Parcel:
(ADDRESS) Nashville TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WILLIAM N. NORRIS AND WIFE, SHARON E. NORRIS,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ELADIO ALVARADO, UNMARRIED,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 182, on the Resubdivision of River Trace Estates, Phase 1, Section 2, Lots 97-104, 102-108, 110, 113-119, 122-123, 130-134, 163-164, 177-184, as shown by plat appearing of record in Plat Book 6900, Page 370, as amended in Plat Book 6900, Page 741, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a part of the same property conveyed to William N. Norris and wife, Sharon E. Norris by Warranty Deed dated July 23, 2004 of record in Instrument No. 20000413-0037352, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 6851, Page 370, as amended in Book 6982, Page 747; By-Laws of record in Book 6851, Page 390; Charter of River Trace Homeowners' Association of record in Book 6851, Page 363; Easement of record in Book 3959, Page 595; Transmission Line Easement of record in Book 1163, Page 341; Flowage Easement of record in Book 2022, Page 83; all matters shown on plat of record in Plat Book 6900, Page 370, as amended in Plat Book 6900, Page 741; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2865 Steamboat Drive, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 09/27/04 14:22 2pgs
Fees:13.00 Taxes:462.50
20040927-0116191

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 our hands this 30th day of July, 2004.

William N. Norris

William N. Norris

Sharon E Norris

Sharon E. Norris

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared William N. Norris and wife, Sharon E. Norris who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of July, 2004.

Carol R Rivers

Notary Public

My Commission Expires: 11/30/04

(SEAL)

CAROL B. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027