This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

Davidson County DEEDWARR
Recvd: 09/29/04 09:39 2pgs
Fees:13.00 Taxes:436.60
20040929-0117015

STATE OF TENNESSEE)
COUNTY OF Davidson)

VALUATION AFFIDAVIT

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 **$ 118,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bernadette Webster Zaionchkovsky
Affiant

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Subscribed and sworn to before me this the 27th day of September, 2004.
Notary Public

NOTARY PUBLIC My Commission Expires FEB. 27, 2005

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
JANET LAMSON BRIDGE AND GRAHAME BRIDGE, WIFE AND HUSBAND	SAME	1708 SHELBY AVENUE NASHVILLE, TN 37206
		PROPERTY ADDRESS: 1708 SHELBY AVENUE NASHVILLE, TN 37206

MAP PARCEL NUMBER
94-2-44

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **BERNADETTE WEBSTER ZAIONCHKOVSKY** ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **JANET LAMSON BRIDGE AND GRAHAME BRIDGE, WIFE AND HUSBAND** (Collectively "Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST ADDITION OF RECORD IN BOOK 57, PAGE 130, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO MISS THELMA E. WEBSTER AND MRS. IVA WEBSTER SMITH BY WARRANTY DEED OF THOMAS WILLIAM MENEES AND MARY LOFTON BROWN, UNMARRIED RECORDED JANUARY 10, 1963 IN BOOK 2298, PAGE 290, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MISS THELMA E. WEBSTER AND MRS. IVA WEBSTER SMITH HAVING BEEN DECEASED.

PROPERTY IS NOW VESTED IN BERNADETTE WEBSTER ZAIONCHKOVSKY BY WILL FROM THELMA ETHELEEN WEBSTER RECORDED MAY 10, 2004 IN INSTRUMENT NO. 20040510-0053036, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as 1708 SHELBY AVENUE, NASHVILLE, TN 37206

This property is subject to all matters shown on the Plat of record in Book 57, Page 130, and encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 28 day of September, 2004

Bernadette Webster Zaionchkovsky

BERNADETTE WEBSTER ZAIONCHKOVSKY (GRANTOR)

STATE OF TENNESSEE)
) SS
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BERNADETTE WEBSTER ZAIONCHKOVSKY** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28 **day of** September, **2004.**

Notary Public

My Commission Expires:_____

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 27, 2005