Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/01/04 10:56 2pgs
Fees:13.00 Taxes:628.63

20041001-0118455

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $169,900.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2004.

Notary Public
My commission expires: 9/22/07

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

03-0409-32251

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kevin E. Andrade		083-14-0-101.00
1604 Russell Street	New Owner	
Nashville, TN 37206		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael David Betz, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kevin E. Andrade, hereinafter called the Grantees, their successors 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 Lot No. 47, on the Plan of Lindsley Subdivision of the Chadwell Tract, of record in Book 2, Page 24, Chancery Court for Davidson County, Tennessee (erroneously referenced as Register's Office in prior deed of record), to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael David Betz by deed from Cynthia Michelle Wiseman Betz, of record in Instrument No. 200309180137765, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1604 Russell Street, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 29th day of September, 2004.

Michael David Betz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael David Betz, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of September, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05