Davidson County DEEDWARR
Recvd: 10/01/04 15:52 2pgs
Fees:13.00 Taxes:358.90

20041001-0118853

WARRANTY DEED

B-AFG-04-904

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 13, 2006

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
Tony Barbee	Homecomings Financial Network,	
904 Curdwood Boulevard (ADDRESS)	2101 Rexford, Ste. 168W (ADDRESS)	061-10-0 166.00
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (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 JANNIE WILLIAMS, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TONY BARBEE AND WIFE, EULA BARBEE, 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 DAVIDSON COUNTY, TENNESSEE, BEING PART OF LET NO. 10 ON THE PLAN OF MAPLEWOOD MANOR, AS OF RECORD IN BOOK 547, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SAID LOT NO. 10 FRONTS 55.3 FEET ON THE SOUTHERLY SIDE OF CURDWOOD BLVD., AND RUNS BACK 220 FEET ON THE EASTERLY LINE AND 219.9 FEET, MORE OR LESS, ON THE WESTERLY LINE, TO A LINE ON WHICH IT MEASURES 47.7 FEET.

BEING THE SAME PROPERTY CONVEYED TO JANNIE GRAY BY SPECIAL WARRANTY DEED FROM BANK OF NEW YORK, RECORDED THE 6TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020606-0068894 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JANNIE GRAY IS NOW KNOWN AS JANNIE WILLIAMS.

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

unimproved ( )
This is improved (X) property, known as 904 Curdwood Boulevard, Nashville, Tennessee 37216
(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 28th day of September, 2004.

Jannie Williams
Jannie Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jannie 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 28th day of September, 2004.

Notary Public

My Commission Expires:

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2003

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903