Box 13
#8703

Davidson County DEEDWARR
Recvd: 10/04/04 15:11 2pgs
Fees:13.00 Taxes:495.80
20041004-0119326

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $134,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2004.

Notary Public
My commission expires:

02-0409-43458

Address of New Owner:	Send Tax Bills to:	Tax Information
Manya Flowers 1300 Joust Court Antioch TN 37013	~~New Owner~~ American Home Mortgage 7142 Columbia Gateway Drive Columbia MD 21046	150-09-0-A-178.00

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, Nancy L. Dudley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Manya Flowers, unmarried, 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. 322 on the Plan of Forest View Park, Section X, Phase One, of record in Book 7900, Page 356, Register's Office for said County, to which reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Nancy L. Dudley by deed dated 1/10/97 of record in Book 10342, Page 237, Register's Office for Davidson County, Tennessee.
>
> SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.
>
> This property is improved property known as 1300 Joust Court, Antioch, TN 37013

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 24th day of September, 2004.

Nancy L Dudley

Nancy L Dudley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy L. Dudley, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 23rd day of September, 2004.

Notary Public

My Commission expires 01/11/05

