File #200450405

Davidson County DEEDWARR
Recvd: 10/06/04 12:23 2pgs
Fees:13.00 Taxes:209.05

20041006-0120475

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua V. Mundy	nBank N.A.	Map 71-15-0
(NAME) 1208 N. 2nd Avenue	(NAME) 136 Walton Ferry Road	Parcel 314.00
(ADDRESS) Nashville TN 37207	(ADDRESS) Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ROSE M. SMITH, A MARRIED WOMAN,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **JOSHUA V. MUNDY, AN UNMARRIED MAN**, hereinafter called the GRANTEE, his 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. 134, on the Plan of C. F. Sharp & W. L. Horns, 2nd Subdivision of Lindsley Property, as shown by plat appearing of record in Plat Book 161, Page 53, (erroneously cited as Page 153, in prior deed) of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed dated December 3, 2003 of record in Instrument No. 20031216-0179324, and being further conveyed to PGF Investments by Special Warranty Deed (Corporation) dated March 24, 2004 of record in Instrument No. 20040326-0034132, and being further conveyed to Rose M. Smith, Married by Warranty Deed dated September 22, 2004 of record in Instrument No. 20040503-0050139, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters shown on plat of record in Plat Book 161, Page 53; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Hollis Smith, spouse of Rose M. Smith, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he/she may have in said property, including but not limited to the marital interest.

Unimproved ( )
This is improved (X) property, known as 1208 N. 2nd Avenue, Nashville, TN 37207
(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, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has 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 Grantee agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 5th day of October, 2004.

Rose M. Smith

Rose M. Smith

Hollis Smith

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Rose M. Smith and Hollis Smith 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 5th day of October, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076