Davidson County DEEDWARR
Recvd: 10/11/04 11:08 2pgs
Fees:13.00 Taxes:296.00
20041011-0122477

STATE OF TENNESSEE)
COUNTY OF DAVIDSON,

The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2004.

Notary Public: Devon J. Sutherland

My Commission Expires: 12/27/04

DEVON J. SUTHERLAND NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

WARRANTY DEED

Name and Address of New Owner:
Susan E. Zachariasen
1006 Kirby Avenue
Nashville, TN 37217

Send Tax Bills To:
Susan E. Zachariasen
1006 Kirby Avenue
Nashville, TN 37217

Map/Parcel Number:
107-14-152

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **John D. Monk and wife, Katherine Monk**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Susan E. Zachariasen, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit: **and Katie D. Zachariasen, unmarried

LAND in Davidson County, Tennessee, being Lot No. 109 in the Plan of Miro Meadows Subdivision of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee.

SAID Lot 109 fronts 70 feet on the Easterly side of Kirby Drive and runs back between parallel lines 143 feet to a dead line.

BEING the same property conveyed to John D. Monk by Warranty Deed from Joe Howington, dated June 10, 1998, recorded June 12, 1998, in Book 10974, Page 979, Register's Office for Davidson County, Tennessee.

John D. Monk now being married to Katherine Monk. Katherine Monk joins in this conveyance to convey all marital rights, title and interest to the above referenced property.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 1424, Page 94 and 95, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **1006 Kirby Avenue, Nashville, TN 37217**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 3rd day of September, 2004

John D. Monk

Katherine Monk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named John D. Monk and wife, Katherine Monk, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal, this 3rd day of September, 2004.

Commission Expires: 12/27/04

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075

After Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, Tennessee 37214