Davidson County DEEDWARR
Recvd: 10/12/04 16:19 3pgs
Fees:18.00 Taxes:273.34
20041012-0123122

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
SUITE 403, THE CUSTOMS HOUSE
701 BROADWAY
NASHVILLE, TN 37203

ADDRESS NEW OWNER:
April E. Dace
2124 Fairfax Avenue, Unit 108
Nashville, TN 37212

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 104-11
GROUP
PARCEL 113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Del Rene Bryant, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto April E. Dace, hereinafter called the Grantee, her 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 Unit No. 108 as shown on the Plat of The Cloisters, of record in Book 6317, page 735, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Cloisters Condominiums Homeowners' Association, all described in Book 6317, page 688, said Register's Office.
>
> BEING the same property conveyed to Del Rene Bryant, by deed from Phillip R. Graham, as of record in Book 9117, page 93, and by instrument of record in Book 6580, page 581 Register's Office for Davidson County, Tennessee.
>
> Carolyn Smith Bryant joins in this conveyance to convey and and all interest she may have in the subject property by virture of her marriage to Del Brene Bryant, but make no other warranties.

This is improved property known as 2124 Fairfax Avenue, Unit 108, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said April E. Dace, her heirs and assigns, forever; and I, Del Rene Bryant, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 1st day of ~~September~~ October, 2004.

Del Rene Bryant by Dane B. Bryant as his Atty in fact

Del Rene Bryant by Dane B. Bryant as his Attorney in Fact

Carolyn Smith Bryant as her Atty in fact

Carolyne Smith Bryant by Dane B. Bryant as her Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dane B. Bryant, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for Del Rene Bryant and Caroline Smith Bryant and is authorized to execute this instrument on behalf of the said Del Rene Bryant and Caroline Smith Bryant.

Witness my hand, at office this 1st day of ~~September~~ October, 2004.

Notary Public

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $73,875.00.

Carrie Tiesler
AFFIANT

Subscribed and sworn to before me
this 1st day of ~~September~~ Oct., 2004.

NOTARY PUBLIC
My Commission Expires:

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES
JAN 27, 2007