Box 10-B

Davidson County DEEDWARR
Recvd: 10/25/04 15:26 2pgs
Fees:13.00 Taxes:506.90
20041025-0128234

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$137,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF **OCTOBER, 2004.**

Notary Public

MY COMMISSION EXPIRES: **September 22, 2007.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VIRGINIA SILVA	**FLAGSTAR BANK, FSB**	**062-02-0-A-103.00 CO**
(NAME) **2924 STEAMBOAT DRIVE**	(NAME) **P. O. BOX 7026**	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) **TROY, MI 48007-7026**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **I, LINDA S. TAYLOR, NOW KNOWN AS LINDA S. NAPIER, AND HUSBAND, JIMMY RAY NAPIER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VIRGINIA SILVA, UNMARRIED,** 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 Lot No. 103 on the Plan of River Trace Estates, Phase 1, Section II, a Planned Unit Development, Resubdivision of Lot Number 98-108 Inclusive, 110, 113-119 Inclusive, 122, 123, 130-134 Inclusive, 163, 164, 177-184 Inclusive, of record in Book 6900, page 741, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda S. Taylor, unmarried, from Nancy L. Driver and husband, Kelvin E. Driver by deed of record in Instrument Number 20030106-0001696, Register's Office for Davidson County, Tennessee.
Linda S. Taylor and Linda S. Napier are one and the same person.

This conveyance is subject to all matters as set forth in the Plan of record in Book 6900, page 741, said Register's Office, Declaration of covenants, conditions and restrictions of record in Book 6851, page 370, amended in Book 6982, page 747, By-Laws of record in Book 6851, page 390, Charter of record in Book 6851, page 363, said Register's Office, and any and all other easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2924 STEAMBOAT DRIVE, NASHVILLE, TN 37214**
(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, her heirs assigns forever; and we 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 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 22nd day of October, 2004.

LINDA S. NAPIER

JIMMY RAY NAPIER

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 **LINDA S. NAPIER and JIMMY RAY NAPIER,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of October, 2004.

My commission expires: **September 22, 2007**

Notary Public

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.