File #200450411

Davidson County DEEDWARR
Recvd: 10/26/04 09:42 2pgs
Fees:13.00 Taxes:370.00
20041026-0128433

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 $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd 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
Mincha Draper	New Owner	Map 34-09-0
(NAME) 1501 Monticello Avenue	(NAME)	Parcel 013.00
(ADDRESS) Madison TN 37115	(ADDRESS)	
(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, **ADELINE G. WOOD, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **MINCHA DRAPER, 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 the southwest part of Lot No. 28 on the Map of the Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, Page 44, Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Monticello Avenue nearest the corner of Lots Nos.25, 26, 27 and 28 on the Map of Bransfod Realty Company's Alta Loma Subdivision, of record in Book 421, Page 44, said Register's Office; thence, easterly along the center line of Monticello Drive, 203 feet to a point; thence, North 2°45' West, 170 feet more or less to an iron pin; thence, North 89°12' West, 248 feet to a point in the center of Monticello Avenue; thence, southerly along the center line of Monticello Avenue, 172.1 feet to the point of beginning.

Being the same property conveyed to Adeline G. Wood by Quitclaim Deed dated October 18, 2001 of record in Instrument No. 20011024-0116558, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Storm Sewer and/or Sanitary Sewer Easement of record in Book 5697, Page 714; Easement granted American Telephone and Telegraph Company of record in Book 1237, Page 312; Regulatory Agreement for Multi-Family Housing Project of record in Book 4527, Page 974; all matters shown on plat of record in Book 421, Page 44; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1501 Monticello Avenue, Madison, TN 37115
(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 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 herself, her heirs and assigns, 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.

Adeline G. Wood

Adeline G. Wood

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Adeline G. Wood who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of October, 2004.

Notary Public

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

My Commission Expires: 7-23-05

(SEAL)

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