Davidson County DEEDWARR
Recvd: 11/17/04 10:52 2pgs
Fees:13.00 Taxes:1239.50

20041117-0137974

WARRANTY DEED

G-CD-04-1011

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
MELODY JENKINS
My Commission Exp. JAN. 2, 2008
DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Anne Wilbanks	Countrywide Home Loans, Inc.	
1011 Clearview Dr.	(NAME) P.O. Box 10212	083-09-0 138.00
(ADDRESS) Nashville, Tennessee 37205	(ADDRESS) Vannuys, CA 91410-0212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM E. SERAFIN A MARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUTH ANNE WILBANKS UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. B OF CLEARVIEW CONDOMINIUMS CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 9657, PAGE 655, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF CLEARVIEW CONDOMINIUM SET FORTH AS EXHIBIT "B" TO THE MASTER DEED OF RECORD IN BOOK 9657, PAGE 675, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM E. SERAFIN, A MARRIED PERSON BY DEED FROM JANE FURR OLSON, UNMARRIED, RECORDED THE 3RD DAY OF MAY, 1995 IN DEED BOOK 9662, PAGE 876, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 9657, page 676; Book 9657, page 655; and Book 9657, page 649, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1011 Clearview Dr., Nashville, Tennessee 37205
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this 15th day of November, 2004.

William E. Serafin

STATE OF Tennessee
COUNTY OF Davidson

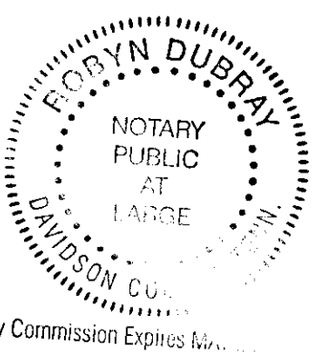
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William E. Serafin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 15th day of November, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903