Please return to: Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Ste 300
Nashville, TN 37215

58A

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 11/19/04 09:51 2pgs
Fees:13.00 Taxes:510.60
20041119-0139027

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Angie L. Davis 1517 Royal Street Madison, Tennessee 37115	New South Federal Savings Bank 210 Automation Way Birmingham, AL 35210	51-10-C-003.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Talmadge W. Pye and wife, Helen F. Pye, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Angie L. Davis, unmarried, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 on the Plan of Royal Trace Condominiums, of record in Book 6887, page 892, as Exhibit "A" to the Master Deed of Royal Trace Condominiums of record in Book 6887, page 883, Register's Office for said County, to which Plan and record thereof are incorporated herein and made a part hereof by reference.

There is conveyed with the above described condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Royal Trace Condominiums, as said areas are set forth and defined in Master Deed of record in Book 6887, page 883, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to Talmadge W. Pye and wife, Helen F. Pye from Charles T. Weatherman and wife, Linda F. Weatherman by deed dated 12/10/98 of record in Book 11249, page 913, said Register's Office.

This is improved property known as: 1517 Royal Street, Madison, Tennessee 37115.

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 we do covenant with the said GRANTEE 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, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 4th day of November, 2004.

Talmadge W. Pye

Helen F. Pye

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Talmadge W Pye and Helen F Pye with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 4th day of November, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 7/6/05

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

Affiant

Subscribed and sworn to before me this 4th day of November, 2004.

MARY H. MCCLOUD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

NOTARY PUBLIC

My Commission Expires: 7-10-07