39-B

This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-634917**

Davidson County DEEDWARR
Recvd: 11/19/04 14:51 3pgs
Fees:18.00 Taxes:925.00
20041119-0139312

WARRANTY DEED

THIS INDENTURE, made and entered into this **November ~~12~~ 9, 2004**, by and between **John W. Webster, Jr. and wife, Melceina L. Webster**, parties of the first part, and **Charlotte Dvorak**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 32, DEVON HIGHLANDS, PHASE II Planned Unit Development, as shown on plat of record in Plat Book 7900, Page 517, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John W. Webster and wife, Melceina L. Webster by Warranty Deed from David Franklin Guthrie and wife, Nancy Joyce Guthrie, recorded the 21st day of January, 1997, in Deed Book 10323, page 896, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **142-16-C-32 CO**
XX Improved OR
Unimproved property located at: **2609 South Highlands Dr., Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

John W. Webster Jr.

Melceina L. Webster

STATE OF **ARIZONA**

COUNTY OF Maricopa

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John W. Webster, Jr. and Melceina L. Webster** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **November ~~12~~ 9th, 2004.**

Notary Public

My Commission Expires: July 18, 2006

IRMA LOPEZ
Notary Public - Arizona
Maricopa County
My Commission Expires
July 18, 2006

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Owner's Name: **Charlotte Dvorak**

and Address: **2609 South Highlands Dr.**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)

AmSouth Bank
2050 Parkway Circle
Birmingham, AL 35244

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**250,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

+ Charlotte Irene Dingle

Affiant

Subscribed and sworn to before me this **November 12, 2004.**

Notary Public

My Commission Expires: 7-30-05