Bailey

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/04 10:04 2pgs
Fees:13.00 Taxes:636.40

20041129-0141264

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $172,000.00.

Affiant

Subscribed and sworn to before me this day of 2004

Notary Public
My Commission expires
(Affix Seal)

Return to:

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason Norman	Countrywide Home Loans, Inc.	[redacted]-247.00
3607 Pilcher Avenue	3011 Armory Drive, Suite 120	
Nashville, TN 37209	Nashville, TN 37204	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Randy T. Richards and wife, Larae W. Richards**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason Norman, an unmarried man, and Colleen Egan, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly part of Lots Nos. 179 and 180 on the plan of West Grove Subdivision, as of record in book 421, page 109, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Pilcher Avenue at the corner of Lots Nos. 178 and 179; thence with the line between said two lots southwardly 98 feet, more or less, to the northwest corner of the property conveyed to Lula Mai Porter by deed from Alma Hill of record in Book 866, page 699, said Register's Office; thence with said Porter's northerly line eastwardly 62 feet more or less, to the northwest corner of the property conveyed to Fannie Phillips by deed from Alma Hill, of record in Book 869, page 341, said Register's Office; thence with Fannie Phillips northerly line eastwardly 50 feet, more or less, to the line between Lots Nos. 180 and 181 on said plan; thence with said line northwardly 100 feet, more or less, to the southerly margin of Pilcher Avenue; thence with the same westwardly 100 feet to the beginning.

Being the same property conveyed to Randy T. Richards and wife, Larae W. Richards, by deed from Mary Frances Sewell, widow, on December 16, 1999, of record in Instrument Number 19991221-0305651, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 109, Register's Office Davidson County, Tennessee.

This is improved property known as: **3607 Pilcher Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 8, 2004.

Randy T. Richards
Randy T. Richards

Larae W. Richards
Larae W. Richards

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Randy T. Richards and wife, Larae W. Richards** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 8, 2004

My commission expires: _____

_____
Notary Public

Notary Public At Large DAVIDSON COUNTY, TN