This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$10,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 29 day of NOVEMBER, 2004.
Notary Public

NOTARY PUBLIC
Commission Expiration:

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 8, 2008

Davidson County DEEDWARR
Recvd: 11/30/04 12:45 2pgs
Fees:13.00 Taxes:37.00

20041130-0142188

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
JULIE RADEBAUGH, MARRIED	SAME ADDRESS	1005 CALDWELL AVENUE NASHVILLE, TN 37204
		PROPERTY ADDRESS: SAME

MAP/PARCEL NUMBER
105-9-233

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **FANNIE SMYTHE** ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **JULIE RADEBAUGH, MARRIED**("Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON G.R. HULINE'S PLAN OF SUBDIVISION OF LOTS 37 AND 38, WAVERLY LAND COMPANY'S ADDITION TO NASHVILLE AS OF RECORD IN BOOK 421, PAGE 163 OF THE REGISTER'S OFFICE OF SAID COUNTY.

THIS BEING THE SAME PROPERTY CONVEYED TO FANNIE SMYTHE BY WARRANTY DEED FROM M. RUSSELL HUGHES DATED OCTOBER 16, 1973 AND RECORDED OCTOBER 16, 1973 IN DEED BOOK 4756, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as : 1005 CALDWELL AVENUE, NASHVILLE, TN 37204

This property is subject to all restrictive covenants of record, all matters shown on the Plat and encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 29 day of November, 2004.

Fannie Smythe
FANNIE SMYTHE (GRANTOR)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FANNIE SMYTHE**, with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained..

Witness my hand and official seal this the 29 day of November, 2004.

Notary Public
My Commission Expires:_____

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 8, 2008