Bobbie 2nd

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/04 15:07 2pgs
Fees:13.00 Taxes:610.50

20041202-0143933

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$165,000.00.**

Affiant

Subscribed and sworn to before me this 24 day of November, 2004

Notary Public
My Commission expires:
(Affix Seal)

ALAN B. MALONEY STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Hilda R. Davis	Franklin American Mortgage Company	59-5-267.00
3040 Vista Valley Court	501 Corporate Centre Drive	
Nashville, TN 37218	Franklin, TN 37067	

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, **Bobbie H. Fair**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hilda R. Davis**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 272 on the plan of Buena Vista Estate, Section 6, of record in Book 4460, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 272 fronts 73.04 feet on the southerly margin of Vistavalley Court and extends back 157.8 feet on the Northeasterly line and 325.4 feet on the southwesterly line to a line on the rear, which is a broken line on which it measures 306.63 feet.

Being the same property conveyed to John Louis Fair, Sr. and wife, Bobbie H. Fair, by deed from Cumberland Builders, Inc., on September 24, 1974, of record in Book 4855, page 54, Register's Office for Davidson County, Tennessee. And further conveyed to Bobbie H. Fair by Quitclaim Deed from John Louis Fair, Sr. on June 14, 1991 of record in Book 8375, page 738, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4460, page 85, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4620, page 147; and Book 4620, page 866; and Book 4267, page 806; and Book 4268, page 127; and book 4322, page 216; and Book 4435, page 90; and Book 4435, page 92; and Book 4480, page 331; and Book 4484, page 533; and Book 4512, page 694; and Book 4668,p age 223; and Book 4673, page 630, Register's Office for Davidson' County, Tennessee.

This is improved property known as: **3040 Vista Valley Court, nashville, TN 37218**

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 24, 2004.

Bobbie H. Fair by BH Phyllis Davis

Bobbie H. Fair

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bobbie H. Fair** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 24, 2004

My commission expires 11/06

Notary Public

ALAN B. MALONEY
STATE OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY