WARRANTY DEED

G-KW-04-206

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/30/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslee A. Davis	First Horizon Home Loans	
206 Riverstone Court	(NAME) 1555 W Walnut Hill Lane Ste 200	85-14-A 206 CO
(ADDRESS) Nashville TN 37214 Hermitage, Tennessee 37076	(ADDRESS) Irving, TX 75038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEVIN WITHERS AND WIFE KAREN WITHERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LESLEE A. DAVIS UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 206 OF RIVERSTONE CONDOMINIUM, PHASE ONE, CREATED UNDER TITLE 66, CHAPTER 27, SECTIONS 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6998, PAGE 839, AND AS RESTATED IN BOOK 7245, PAGE 211, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF RIVERSTONE CONDOMINIUM, PHASE ONE, OF RECORD IN BOOK 6900, PAGE 317, IN SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO KAREN LYNN SWINDELL BY DEED FROM JOE RUSSELL AND PAUL CAHN, RECORDED THE 31ST DAY OF JANUARY, 1994 IN DEED BOOK 9235, PAGE 158, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Karen Lynn Swindell is now known as Karen Withers.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 206 Riverstone Court, ~~Hermitage~~ Nashville TN 37214, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 26th day of November, 2004.

Kevin Withers

Karen Withers

Davidson County DEEDWARR
Recvd: 12/06/04 14:01 2pgs
Fees:13.00 Taxes:455.10

20041206-0144980

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Withers and Karen Withers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 26th day of November, 2004.

Notary Public

My Commission Expires: 1/27/07

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903