ADDRESS NEW OWNER and
SEND TAX BILLS:
IRIS L. RILEA
1034 Jasperson Drive
Madison TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
52 - 11 - 1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, MARY T. GRAHAM, unmarried, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to IRIS L. RILEA, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

Being Lot No. 69 on the Plan of Madison Heights, Section II, Part 4, as of record in Book 2133, Page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 156.34 feet on the northerly margin of Jasperson Drive and extends back 259.20 feet on the westerly line and 252.25 feet on the easterly line to a line in the rear measuring 156.50 feet thereon.

Being the same property conveyed to Mary T. Graham by deed dated November 22, 2002 of record in Instrument No. 20021127-0146929, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1034 Jasperson Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 12/08/04 08:35 2pgs
Fees:13.00 Taxes:347.80
20041208-0146055

Executed on this 6 day of December, 2004.

Mary T. Graham
MARY T. GRAHAM

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, MARY T. GRAHAM, the within named bargainor 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 purposes therein contained.

Witness my hand at office this 6 day of December, 2004.

NOTARY PUBLIC

My Commission Expires:
10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $94,000.00.

Luis L. Ribea
AFFIANT

Subscribed to and sworn before me, this the 6 day of December, 2004.

NOTARY PUBLIC

My Commission Expires:
10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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