Davidson County DEEDWARR
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Fees:13.00 Taxes:225.70

20041213-0148041

STATE OF TENNESSEE
COUNTY OF Davidson

14307

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/07

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS: Chad A. Pace	SEND TAX BILLS TO: SAME	72-15-203
(NAME)	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert L. Canady, Trustee of the Canady Children's Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chad A. Pace and wife, Jody L. Pace

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 27 on the Map of Riverside Drive Subdivision, as of record in Book 974, pages 60 and 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the easterly side of Riverside Drive and runs back between lines, 192 feet, more or less, on the northerly line and 195 feet, more or less, on the southerly line to a dead line and measures 50 feet thereon.

BEING the same property conveyed to Robert L. Canady, Trustee of the Canady Children's Trust by quitclaim deed from Robert Lynn Canady and wife, Marjorie Canady, dated April 29, 2000, and recorded at Instrument No. 200005020043961, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 1703 Riverside Drive, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 his hand this 8 day of December, 2004.

Robert L. Canady, Trustee

Robert L. Canady, Trustee

675649

14307

STATE OF ~~TENNESSEE~~ WEST VIRGINIA
COUNTY OF ~~DAVIDSON~~ Raleigh

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Robert L. Canady, Trustee

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Raleigh County, ~~Tennessee~~ West Virginia, this 8th day of December, 2004.

My commission expires July 18, 2011

Rebecca R. Watson
Notary Public

OFFICIAL SEAL
STATE OF WEST VIRGINIA
NOTARY PUBLIC
Rebecca R. Watson
P.O. Box 122
Midway, WV 25878
My commission expires July 18, 2011