Davidson County DEEDWARR
Recvd: 12/15/04 13:47 2pgs
Fees:13.00 Taxes:284.90

20041215-0149268

WARRANTY DEED

B-ERA-04-3918

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

X Tammy R. Cooper
Affiant

Subscribed and sworn to before me, this 8th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Tammy R. Cooper	Fifth Third Mortgage	
3918 Crouch Drive (ADDRESS)	336 Main Street (NAME) (ADDRESS)	59-10-213.00
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (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 VENUS DILLANN ALLEN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TAMMY R. COOPER, 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 Lot No. 614 on the Plan of Phase I, of Section V, of Haynes Manor Subdivision, as of record in Book 4460, page 35, Register's Office for said County, described as follows:

Said Lot No. 614 fronts 65 feet on the easterly side of Crouch Drive, and extends back between parallel lines 138 feet to a deadline in the rear, measuring 65 feet thereon.

Being the same property conveyed to Vanus Dillann Allen by Quitclaim Deed dated October 19, 2003 and filed for record on October 21, 2003 in Instrument Number 20031021-0155587, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Essie Mae Allen by Quitclaim Deed dated March 21, 1997 and filed for record on April 3, 1997 in Book 10405, Page 135, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3918 Crouch Drive, Nashville, Tennessee 37207
(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 8th day of November, 2004.

X Venus Dillann Allen
Venus Dillann Allen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Venus Dillann Allen, 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 8th day of November, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903