Davidson County DEEDWARR
Recvd: 12/17/04 11:11 2pgs
Fees:13.00 Taxes:131.35

20041217-0150120

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $35,500.00

Stacie Jones
Affiant

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Subscribed and sworn to before me, this 15th day of December, 2004.

Patrick Moore
Notary Public
My commission expires: 4-25-06

02-0411-43587

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sylvia Curry	New Owner	81-06-0-416.00
2311 Seifried Street		
Nashville TN 37208		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Harriet H. D. White, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Sylvia Curry, unmarried, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being more particularly described as follows:

TRACT I: Being Lot No. 23 in the Subdivision of a part of Lot No. 16 of the Nichol Property, of record in Plan Book 2, Page 49, Chancery Court at Nashville, said Lot No. 23 fronting 50 feet on the northerly side of St. Louis, formerly Visalia Street, and runs back between parallel lines, 150 feet to an alley.

TRACT II: Being the easterly 43.2 feet of Lot No. 26 and the westerly 26.8 feet of Lot No. 27 in the Subdivision of part of Lot No. 16 of the Nichol Property, of record in Plan Book 2, Page 49, Chancery Court at Nashville, said portion of Lots No. 26 and 27 fronting together 70 feet on the southerly side of Tucker Street, now being Seifried Street, and run back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Harriet H. D. White by deed dated 8/15/77 of record in Book 5187, Page 630, Register's Office for Davidson County, Tennessee. Charles White joins in the execution of this deed to convey his marital interest in the property.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2311 Seifried Street, Nashville, TN 37208

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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 hand this 15th day of December, 2004.

Harriet H. D. White

Charles White

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harriet H. D. White and Charles White, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of December, 2004.

Notary Public
State of Tennessee at Large

My Commission expires 9/4/05