# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/04 15:54 2pgs
Fees:13.00 Taxes:536.50

20041220-0151253

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

x Ruth Imogene Warner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF November 2004

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES:
(AFFIX SEAL)

Notary Public

My Commission Expires SEPT. 22, 2007

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Pkwy, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ruth Imogene Warner (NAME) | SAME (NAME) | MAP 061-12 |
| 4302 Earlene Drive (ADDRESS) | (ADDRESS) | 139 |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Milbrey S. Price, Unmarried a/k/a Milbrey S. Price McMahan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruth Imogene Warner, Trustee of the Ruth Imogene Warner Revocable Trust

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 the southerly 100 feet front and 120 feet rear of Lot No. 7 in Addition No. 1 of Section No. 3 of Jackson Park, not of record, and described according to a survey made by Ewell Anderson, Surveyor, October 24, 1943, as follows:

Beginning at a point in the easterly margin of Earlene Drive at the southwest corner of Lot No. 7; thence easterly, along the south line of said lot, 335 feet to a point; thence northerly 120 feet to a point which is 10 feet south of the common corner of Lots Nos. 6 and 7; thence westerly 300 feet more or less to a point in the easterly margin of Earlene Drive, which is 10 feet south of the corner of Lots Nos. 6 and 7; thence South, along the easterly margin of said Drive, 100 feet, to the point of beginning.

BEING the same property conveyed to Milbrey S. Price by Warranty Deed from John B. Price, Jr. of record in Book 2040, page 513, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Milbrey S. Price and Milbrey S. Price McMahan is one and the same person

unimproved ( )
This is improved ( X ) property, known as 4302 Earlene Drive, Nashville, TN 37216
(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 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 my hand this 29th day of November, 2004

Milbrey S. Price McMahan
Milbrey S. Price McMahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milbrey S. Price McMahan

the 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 and official seal at Goodlettsville, Tennessee, this 29th day of November 2004.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007