Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/21/04 11:07 2 pgs
Fees:13.00 Taxes:518.00
20041221-0151527

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

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

Notary Public
My commission expires: 4/2/07

NOTARY PUBLIC AT LARGE
AMY CROSS NANCE
WILLIAMSON CO. TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Stacey Douglas	Countrywide Home Loans	108-01-0/210
105 Fitzpatrick Court	P.O. Box	
Nashville TN 37214	Van Nuys, CA	

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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Moria B. Rives and Gary B. Rives hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Stacey Douglas an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 382 on the Plan of Section Seven, Larchwood of record in Book 6900 page 274 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary E. Rives and wife Moria B. Rives by deed from Billy J. Buzbee and wife Betty J. Buzbee of record in Book 10120 Page 895 Register's Office for Davidson County, Tennessee on July 12 , 1996

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Section Seven Larchwood of record in Book 6900 Page 274, Register's Office for Davidson County, Tennessee 3) Restrictive Covenants of record in Book 7216 page 574 4) Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 6592 page 366 5) Mortgage loan inspection by John Kohl & Company dated June 13, 1996 indicates the house encroaches over the building envelope on the westerly side of subject property

This property is improved property known as 105 Fitzpatrick Court, Nashville, Tennessee 37214

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of December, 2004.

Moira B. Rives by Ora Fulton, atty in fact
~~Marie~~ Moira B. Rives

Gary E. Rives

By: Pam Goode
Pam Goode
Conservator
Davidson County ~~Chancery~~ Court
No. 04P-1400 Probate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Pam Goode with whom I am personally acquainted, and who acknowledged themselves to be the Conservator of Gary E. Rives the within named bargainor, and as such Conservator being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Gary E. Rives

Witness my hand, at office, this 11th day of December 2004.

MARY E. RINGOLD NOTARY PUBLIC AT LARGE MY COMM. EXP. 2-15-05 SHELBY CO., TN

Mary Ringold
Notary Public

My Commission expires: 2-15-2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of December, 2004, before me personally appeared Ora Fulton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Moira B. Rives acknowledged that such person executed the same as the free act and deed of Moira B. Rives.

Notary Public

My Commission expires 4/2/07

AMY C. [illegible] NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

FILE NO: 04731