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20050103-0000457

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **30th** day of **December, 2004** between **Joseph L. Lovell and wife,** Deidra ~~**Diedra R.**~~ **Lovell,** ,GRANTOR, and **Louis E. Lovell and Nina Lovell, husband and wife** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

Being Lot No. 21, on the Plan of First Revision River Crest, of record in Plat Book 9700, Page 465 and 466, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joseph L. Lovell and wife, Deidra R. Lovell by Warranty Deed from Frank Batson Homes, Inc. of record in Instrument No. 20001213-0122813, filed for record on December 13, 2000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the year 2004 which have been prorated and assumed by the Grantee(s) any and all matters on the Plan of record in Plat Book 9700, Pages 465 and 466; Restrictive Covenants of record in Book 10578, Page 683, Book 10578, Page 699; Sewer Easement of record in Book 11098, Page 294; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

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 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **30th** day of **December, 2004.**

Joseph L. Lovell

Deidra ~~Diedra~~ R. Lovell

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph L. Lovell and ~~Diedra~~ Deidra R. Lovell, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 30th day of December, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER, III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $345000

Affiant

Subscribed and sworn before me this 30th day of December, 2004.

NOTARY PUBLIC

AUBORN L. HAGER, III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

MY COMMISSION EXPIRES: _____

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Prepared by:
Equity Search, Inc.
2200 21st Avenue S., Ste. 409
Nashville, TN 37212

Address of New Owner
Louis E. Lovell
605 Rivercrest Way
Nashville, TN 37214

Send Tax Bills to:
SAME

Map & Parcel Number:

85140A/021.0000