This instrument prepared by:
Joyce A. Ausenbaugh
6001 Hawkdale Drive
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 01/07/05 14:20 3 pgs
Fees:17.00 Taxes:0.00

20050107-0002981

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Joyce A. Ausenbaugh	Joyce A. Ausenbaugh	
6001 Hawkdale Drive	6001 Hawkdale Drive	Map/Parcel: 172.08-60
Nashville, Tennessee 37211	Nashville, Tennessee 37211	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Joyce Y. Ausenbaugh, formerly known as Joyce A. Graham, as an unmarried woman has this day bargained and sold, and does hereby transfer and convey unto the said Joyce Y. Ausenbaugh, an unmarried woman, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Joyce A. Graham by Deed from Roger L. Graham of record in Book 8654, Page 274, said Register's Office.

The express purpose of this conveyance is to Change Name.

This is unimproved ( ) property known as 6001 Hawkdale Drive, Nashville, Tennessee 37211
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 our hand this 11 day of December, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joyce Y. Ausenbaugh f/k/a Joyce A. Graham
Joyce Y. Ausenbaugh, f/k/a
Joyce A. Graham

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, RUSSELL H. EVANS, a Notary Public in and for said County and State, **Joyce Y. Ausenbaugh, f/k/a Joyce A. Graham** and the within named bargainor, individual(s), 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 purposes therein contained.

Given under my hand and official seal of office at Nashville, TN. this 11th day of December, A.D., 2004.

NOTARY PUBLIC SEAL

RUSSELL H. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Russell H. Evans
NOTARY PUBLIC
Notary Commission Expires: 11-22-08

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

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

Subscribed and sworn to before me this the 11th day of December, 2004

Joyce A. Graham
Affiant

Russell H. Evans
Notary Public
My Commission Expires: 11-22-08

(Affix Seal)

RUSSELL H. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 8654, PAGE 274, ID# 172.08-60, BEING KNOWN AND DESIGNATED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF FORREST ACRES ESTATE, SECTION 2, AS SHOWN ON PLAT OF RECORD IN BOOK 4175, PAGE 128, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BY FEE SIMPLE DEED FROM ROGER L. GRAHAM AS SET FORTH IN BOOK 8654 PAGE 274 DATED 06/17/1992 AND RECORDED 06/17/1992, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.



When recorded mail to: **992642**
Home Connects
100 Lakeside Drive, Horsham, PA 19044