Box 004
Record 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/05 11:24 2 pgs
Fees:13.00 Taxes:296.00
20050223-0019619

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED IS AS FOLLOWS:
$80,000.00.

Tonya Davis
Affiant

Subscribed and sworn to before me this 15th day of February, 2005

Notary Public
My Commission expires: My Commission Expires JULY 21, 2007
(Affix Seal)

SEAN C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tonya Davis	SAME	063-13-0-138.00
2718 Combs Drive		
Nashville, TN 37207-3831		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Winola Shobe and husband, Michael J. Shobe**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tonya Davis, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 160 on the plan of Trinity Hills Village, Section II, First Addition, of record in Book 4460, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ricky L. Wills and wife, Winola E. Wills, by deed from Jonoes Homes, Inc., on January 17, 1975, of record in Book 4883, page 301, Register's Office for Davidson County, Tennessee. and further conveyed to Winola Matthews (Wills) by Quitclaim Deed from Ricky L. Wills on October 20, 1983 of record in Book 6161, page 80, said Register's Office.

The said Winola Matthew (Wills) and Winola Shobe being one in the same person.

Michael J. Shobe is included in this conveyence in order to convey any marital interest he may possess.

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $662.96 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 4460, page 45 and 46, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4326, page 653; and Book 4509, page 480; and Book 4551, page 440; and Book 6253, page 254, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2718 Combs Drive, Nashville, TN 37207-3831**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 15, 2005.

Winola Shobe

Michael J. Shobe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Winola Shobe and husband, Michael J. Shobe**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 15, 2005.

My commission expires _____

_____
Notary Public

JOHN C. GOTHARD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007