Davidson County DEEDWARR
Recvd: 03/03/05 08:35 2 pg
Fees:13.00 Taxes:481.00

20050303-0023266

WARRANTY DEED

G-CD-05-2437

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Elizabeth Stubblefield
Affiant

Subscribed and sworn to before me, this 23rd DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBYN DUBERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Elizabeth ~~Eizabeth~~ Stubblefield	New Owner	
2437 Eastland Avenue (ADDRESS)	(ADDRESS)	~~08-12-113~~
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	83-12-113.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GENERAL BOYD TALLEY, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~ELIZABETH~~ Elizabeth STUBBLEFIELD, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 202, SECTION FOUR, EASTLAND ACRES, as shown on plat of record in Plat Book 2331, Page 94, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to General Boyd Talley, Jr. by Quitclaim Deed from Barbara Sue Bonds Talley recorded March 29, 1989 in Book 7803, Page 406, and by Quitclaim Deed from Barbara Sue Talley recorded July 27, 1988 in Book 7610, Page 189, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 2331, page 94; Book 2490, page 90, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2437 Eastland Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 23rd day of February, 2005.

General Boyd Talley, Jr.

STATE OF Tennessee
COUNTY OF Davidson

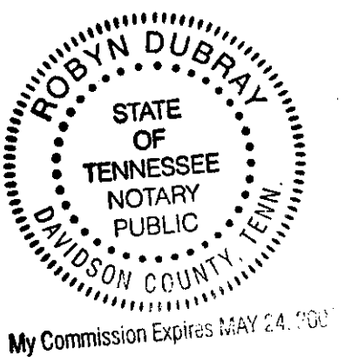
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, General Boyd Talley, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 23rd day of February, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAY 24, 200

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903