Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

Subscribed and sworn to before me this 11th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES: SEPT 01 2006

(AFFIX SEAL)

WARRANTY DEED

ST-05-5479

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles ~~William~~ O'Hara and Janice Leandra O'Hara	New Owner	
(NAME)	(NAME)	
3404 Country Way Road		150-04-413.00
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD R. ETHERIDGE, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHARLES ~~WILLIAM~~ O'HARA AND JANICE ~~LEANDRA~~ O'HARA, MARRIED, hereinafter called the Grantees, 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 No. 544 on the plan of Section Four-B, Towne Village , of record in Book 6250, page 496, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Subject to restrictions as of record in Book 6582, Page 568, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record, if any.

This was not the primary residence of Donald R. Etheridge.

Martha Etheridge joins in this conveyance to convey any and all rights she may have in this property.

Being the same property conveyed to Donald R. Etheridge, by Deed from Karin S. Reece, dated July 26, 2000, of record in Instrument No. 20000811-0079724, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 3404 Country Way Road, Antioch, Tennessee 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 11th day of February, 2005.

Donald R. Etheridge
Donald R. Etheridge

Martha J. Etheridge
MARTHA J. ETHERIDGE

Davidson County DEEDWARR
Recvd: 03/03/05 08:54 2 pg
Fees:13.00 Taxes:577.20

20050303-0023296

and Martha J. Etheridge

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, Adam Lafevor, a Notary Public in and for said County and State, the within named Donald R. Etheridge, 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/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 2005.

My Commission Expires:
11-22-08

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW