Davidson County DEEDWARR
Recvd: 03/09/05 09:41 2 pgs
Fees:13.00 Taxes:554.63
20050309-0026037

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WARRANTY DEED

This Indenture made this **7th** day of **March, 2005** between **YVONNE R. STARKS and fka YVONNE R. TOLBERT, ,**GRANTOR, and **ANTHONY RAY and REGINA RAY, 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:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Quail Ridge Section Three of record in Book 7900, Page 160, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Yvonne R. Tolbert, unmarried, by Warranty Deed from A. J. Johnson of record in Instrument No. 20000610054753, and filed for record on June 1, 2000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 which have been prorated and assumed by the Grantee(s) any and all matters on the Plan of record in Plat Book 7900, Pages 160 and 781; Restrictive Covenants of record in Book 8163, Page 781; and any and all easements, setback lines, restrictions, right of ways, 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 **7th** day of **March, 2005.**

Yvonne R Starks
YVONNE R. STARKS fka
Yvonne R. Tolbert

Antonio Starks

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 YVONNE R. STARKS and Antonio Starks 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 7th day of March, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER, III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
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 $149900

Affiant

Subscribed and sworn before me this 7th day of March, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

Return to **********

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

Address of New Owner
ANTHONY RAY
2120 QUAIL RIDGE DRIVE
NASHVILLE, TN

Send Tax Bills to:
American Home Mortgage
7142 Columbia Gateway Drive
Columbia, MD 21046-2132

Map & Parcel Number:

032-09/145.00