WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/05 08:58 2 pg
Fees:13.00 Taxes:2064.60

20050329-0033263

State of Tennessee
County of Davidson

Box 14-A
17738-1

The actual consideration or value, whichever is greater, for this transfer is **$558,000.00.**

Margot J. Chambers
Affiant

KATHY HAND NOTARY PUBLIC STATE TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 25th day of March 2005.

Notary Public

My commission expires: 11-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Margot J. Chambers	**Bank of America, N.A**	**104-09-0-002.00**
3803 Princeton Avenue	**9000 Southside Boulevard**	
Nashville, TN 37205	**Jacksonville, FL 32256**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Patricia R. Daugherty, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margot J. Chambers, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 395 on the Plan of Richland Realty Company's Division "C", as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Patricia R. Daugherty, by Warranty Deed from Roberta J. Cotham, of record in Instrument No. 20020717-0086129 and re-recorded in Instrument No. 20020923-0115609, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20010226-0017438, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Patricia R. Daugherty, pursuant to a Power of Attorney executed by same on the 28th day of June, 2004, of record in Instrument No. 20050329-0033262 **, Register's Office for Davidson County, Tennessee.**

This is Improved (X) Unimproved (____) property, known as: **3803 Princeton Avenue, Nashville, TN 37205**

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 convenant 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 **25th** day of **March, 2005.**

Patricia R. Daugherty

Patricia R. Daugherty
By: Heather Daugherty Snyder, Attorney-in-fact

By Heather Daugherty Snyder Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Heather Daugherty Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Patricia R. Daugherty, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Patricia R. Daugherty, for the purpose therein contained, by signing the name of Patricia R. Daugherty by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, **2005.**

Notary Public



My Commission Expires: 11-19-08