Return To Executive Title, LLC 2520 N. Mt. Juliet Rd. Mt. Juliet, TN 37122 **WARRANTY DEED** ET-05-5551	STATE OF Tennessee COUNTY OF Wilson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,900.00 Leonne J. Buchanan Affiant Subscribed and sworn to before me, this 7th DAY OF April, 2005. Rita B. Mitchell Notary Public MY COMMISSION EXPIRES: 6/17/07 (AFFIX SEAL) RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY TENN.
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
Charlette E. Dawson	Owner	
(NAME)	(NAME)	
509 Rivercrest Cove		85-14-0-A-500
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(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 BILL K. BANKS, TRUSTEE OF THE BILL K. BANKS LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF BILL K. BANKS AND PAM S. BANKS, TRUSTEE OF THE PAM S. BANKS LIVING ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF PAM S. BANKS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHARLETTE E. DAWSON LIVING TRUST, 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 lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 5 on the Plan of First Revision, River Crest, of record in Plat Book 9700, Pages 465 and 466, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Subject to restrictions as of record in Book 10578, Page 683, and Book 10578, Page 699, Register's Office for said County.

Subject to an easement as of record in Book 11098, Page 294, Register's Office for said County.

Subject to Plat as of record in Bool 9700, Page 465, Register's Office for said County.

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

Being the same property conveyed to Bill K. Banks, Trustee of The Bill K. Banks Living Trust, established by the Revocable Trust Agreement of Bill K. Banks, by deed from Bill K. Banks, dated October 9, 2002 as of record in Instrument Number 20021125-0145990, Register's Office for Davidson County, Tennessee. ALSO Being the same property conveyed to Pam S. Banks, Trustee of the Pam S. Banks Living Trust, established by the Revocable Trust Agreement of Pam S. Banks conveyed from Pam S. Banks, as of record in Instrument Number 20021125 -0145987, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 509 Rivercrest Cove, Nashville, Tennessee 37214
(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 7th day of April, 2005.

Bill K. Banks, Trustee

Pam S. Banks, Trustee

Davidson County DEEDWARR
Recvd: 04/11/05 10:50 2 pgs
Fees:13.00 Taxes:991.23

20050411-0039496

State of Tennessee
County of Wilson

On this 7th day of April, 2005, before me, personally appeared Bill K. Banks as trustee of the The Bill K. Banks Living Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

State of Tennessee
County of Wilson

On this 7th day of April, 2005, before me, personally appeared Pam S. Banks as trustee of the Pam S. Banks Living Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Prepared By and Return to:
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122