Box 64

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$37,000.00**.

Affiant

Subscribed and sworn to before me this 8th day of April, 2005

Notary Public

My Commission expires: 9-22-07 (Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Tri-Star Homes, Inc | SAME | 061-11-0-106.00 |
| 330 Franklin Road, Ste 135A-236 | | |
| Brentwood, Tn 37027 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Linda Lou Fudge**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tri-Star Homes, Inc., a Tennessee Corporation**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 19 on the plan of Re-Subdivision of Lot 11 to 17, inclusive, of I.C. McMahan's Maplewood Tract, of record in Book 547, page 114, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 19 fronts 50 feet on the northerly side of Matthews Avenue and runs back between parallel lines 160 feet to a dead line.**

**Being the same property conveyed to Charles L. Reynolds and wife, Helen J. Reynolds, by deed from James E. Hodge and wife, Evelyn M. Hodge, on June 5, 1964, of record in Book 3703, page 553, Register's Office for Davidson County, Tennessee. The said Charles L. Reynolds, having since died leaving property solely to Helen J. Reynolds by right of survivorship. And further conveyed to Helen Louise Reynolds and Linda Lou Fudge, as joint tenants with right of survivorship by Deed from Helen Louise Reynolds of record in Book 11522, page 947, said Register's Office. Said Linda Louise Reynols having since died property solely to Linda Lou Fudge by right of survivorship.**

**The said said Helen J. Reynolds and Helen Louise Reynolds being one in the same person.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 114, Register's Office Davidson County, Tennessee.

This is improved property known as: **1009 Matthews Avenue, Nashville, TN 37216**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this April 8, 2005.

Linda L Fudge
**Linda L. Fudge**

Davidson County DEEDWARR
Recvd: 04/14/05 09:22 2 pgs
Fees:13.00 Taxes:136.90
20050414-0041550

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Linda Lou Fudge** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 8, 2005

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY