Box 604
Record 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/05 09:51 2 pgs
Fees:13.00 Taxes:303.40

20050414-0041578

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$82,000.00.**

Rick A. Short
Affiant

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

Notary Public
My Commission expires: 7-21-2006
(Affix Seal)

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:
Rick A. Short	Wells Fargo Bank, N.A.	50-06-0-41.00
316 Moonwater Court	ATTN: Post Closing X9901-L1X 2703 Wells Fargo Way	
Hermitage, TN 37076	Minneapolis, MN 55467	

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, **Thomas E. Pillow Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rick A. Short, married**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 42 on the plan of Village by the Creek, Section II, Revised, of record in Plat Book 5200, page 785, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas E. Pillow and wife, Nedra M. Pillow, by deed from Chester D. Campbell, on December 31, 1986, of record in Book 7094, page 536, Register's Office for Davidson County, Tennessee. And further conveyed to Thomas E. Pillow by Quitclaim Deed from Nedra M. Pillow of record in Instrument Number 20040102-0000539, said Register's Office.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to the following:

- Taxes and assessments for the year 2005 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 5200, page 785, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6291, page 402; and Book 6291, page 406; and Book 6291, page 414; and Book 6364, page 91; and Book 6558, page 292; and Book 6558, page 296; and Book 7251, page 248; and Book 9288, page 555; and Book 9288, page 559, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3636/3638 Village Trail, Nashville, TN 37207**

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.

Thomas E. Pillow, Jr.
Thomas E. Pillow Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas E. Pillow Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

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

My commission expires 3/20/06

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY