Box 13
#9709



WARRANTY DEED

B-RP-05-3700 My Commission Expires MAY 28, 2008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00

Heidi Jo Clayton
Affiant

Subscribed and sworn to before me, this 21st DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy Jo Graves-Vaden	American Home Mortgage (NAME)	
3700 EdgeWater Dr. (ADDRESS)	7142 Columbia Gateway Dr (ADDRESS)	136-11-19
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Columbia, MD 21046 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PHOENIX PROPERTY ENTERPRISES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CATHY JO GRAVES-VADEN, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 34, ON THE PLAN OF SECTION TWO, PRIEST LAKE PARK, OF RECORD IN PLAT BOOK 4175, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID FRYBURGER BY WARRANTY DEED FROM CATHERINE E. STAFFORD AND BARBARA A. WILBUR A/K/A BARBARA ANN LEE WILBUR, BOTH UNMARRIED, RECORDED THE 11TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050111-0004100, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

*

This conveyance is subject to any and all existing easements and restrictions as shown of record.

* and

Being the same property conveyed to Phoenix Property Enterprises, by deed of record in Instrument No. 20050506-0051505, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3700 EdgeWater Dr., Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of April, 2005.

Phoenix ~~Property~~ Enterprises

By: Jan Eskew, Pres.

Title: President

Davidson County DEEDWARR
Recvd: 05/06/05 14:17 2 pgs
Fees:13.00 Taxes:560.55

20050506-0051506

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Jean Eskew, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged her self to be the President of Phoenix Property Enterprises, the within named bargainor, a corporation, and that she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by her self as President.

Witness my hand and official seal at

on this 21st day of April, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
November 22, 2008

My Commission Expires: _____

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903