Davidson County DEEDWARR
Recvd: 09/16/05 13:04 2 pgs
Fees:13.00 Taxes:919.27

20050916-0111669

This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 248,450.00

Joyce Fay Nelms
Affiant

Subscribed and sworn to before me, this 15th day of September, 2005.

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN Comm. Exp. March 6, 2006

Notary Public

My Commission Expires: 3.6.06

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Joyce Fay Nelms 1408 South Glenleigh Court Nashville, Tennessee 37221	Same	142-13-0-B 223.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Rochford Realty and Construction Co., Inc., a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joyce Fay Nelms**, an individual, hereinafter called the Grantee, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 241 on the Plan of Riverside Subdivision, Phase Six, of record in Instrument No.20050215-0016980, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Rochford Realty and Construction Co., Inc., a Tennessee Corporation by Deed from Frank H. Carter and wife, Dolorse H. Carter, Charles C. Handley, Jr. and Mary Handley Beard, of record in Book 7103, Page 48, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2005 County Taxes a lien, not yet due and payable;

2. Plan of record in Instrument No. 20050215-0016980, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 7185, Page 619; Book 7405, Page 780 and as amended of record in Instrument No. 20040419-0044162, Register's Office for Davidson County, Tennessee.

4. Subject to Charter for The Riverside Homeowner's Association of record in Book 7829, Page 703, Register's Office for Davidson County, Tennessee.

5. Subject to all Easements of record in Book 6970, Pages: 45, 275, 278, 281, and 285 , Register's Office for Davidson County, Tennessee.

This is improved property known as: 1408 South Glenleigh Court Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of September, 2005.

ROCHFORD REALTY AND CONSTRUCTION COMPANY

By: James G. Morrisey, Vice-President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James G. Morrisey, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice-President of Rochford Realty and Construction Company, Inc., the bargainor, a Tennessee Corporation, and that he as such Vice-President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Tennessee Corporation by himself as such Vice-President.

WITNESS my hand and official seal at Nashville, Tennessee, on this 15th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 3.6.06

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2006