03

Realty Title Box 48s

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/20/08 08:36 2 pgs
Fees:13.00 Taxes:747.40

20080220-0016315

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $202,000.00

Affiant

Subscribed and sworn to before me, this 14th day of February, 2008.

Notary Public
My commission expires: 7/24/2010

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY KAREN COLBERT

03-0712-35146

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Leslie Irene Husted	Synovus Mortgage Corp.	141-06C-65
3904 Bridgeview Lane	2204 Lakeshore Drive, #325	
Nashville TN 37221	Birmingham, AL 35209	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Maria C. Barnes, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Leslie Irene Husted, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 53, on the Plan of Riverbridge Community, Phase 1B, of record in Instrument No. 20030709-0094605, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Maria C. Barnes, an unmarried person, by deed from Beazer Homes Corporation Dba Phillips Builders, dated 05/27/04, recorded 06/25/04, of record in Instrument No. 20040625-0075648, acknowledged and corrected in Instrument No. 20040909-0109025, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3904 Bridgeview Lane, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 14th day of February, 2008.

Maria C. Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maria C. Barnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of February, 2008.

~~Diane K. Mann~~ Karen Colbert
State of Tennessee at Large

My Commission expires ~~02/22/09~~ 7/24/2010

