Davidson County DEEDWARR
Recvd: 11/24/08 10:33 2 pgs
Fees:13.00 Taxes:495.80
20081124-0114955

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $134,000.00.

Affiant

Subscribed and sworn to before me this 19 day of November, 2008

Notary Public
My Commission expires: 1-9-12
(Affix Seal)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

PREPARED BY: BOX 50-B
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

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:
Hannah Tice	Churchill Mtg Corp	091-06-0-168.00
1116 57th Avenue North	761 old Hickory Blvd, Ste 400	
Nashville, TN 37209	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, **Joyce S. Richards**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hannah Tice, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 13 on the plan of West Park Addition No. 2, of record in Book 2330, page 63, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of 57th Avenue North at the common corner of Lots 12 and 13; thence with the lines between said lots, 176.2 feet to a point; thence North 57 deg. 07' West 33 feet to a monument; thence along the rear line of Lot No. 13 in a northeasterly direction 140 feet to a corner of Lots Nos. 13 and 14; thence easterly with the line between said lots 139.1 feet to the west margin of 57th Avenue North; thence southerly with said Avenue 34.76 feet to the beginning.

Being the same property conveyed to V.J. Richards*, by deed from Charles D. Bryan and wife, Elsie Brian, on September 7, 1976, of record in Book 5069, page 7, Register's Office for Davidson County, Tennessee. And further conveyed to V.J. Richards and wife, Joyce S. Richards by Quitclaim Deed from V.J. Richards of record in Book 10577, page 350, said Register's Office. And further conveyed to Joyce S. Richards by Quitclaim Deed from V.J. Richards of record in Instrument Number 20081001-0099317, said Register's Office.

***V.J. Richards aka Vincent J. Richards**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2330, page 63, Register's Office Davidson County, Tennessee.

This is improved property known as: **1116 57th Avenue North, Nashville, TN 37209**

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 November 19, 2008.

Joyce S. Richards
Joyce S. Richards

Vincent J. Richards by Joyce S. Richards as attorney-in-fac
Vincent J. Richards
By Joyce S. Richards as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joyce S. Richards** 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 November 19, 2008

My commission expires 3/21/09

Notary Public

SONYA L. SWEAT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Joyce S. Richards** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Vincent J. Richards the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Vincent J. Richards, the bargainor(s), by the said Joyce S. Richards as Attorney-in-Fact.

WITNESS my hand and seal, this 19th day of November, 2008.

NOTARY PUBLIC My Commission Expires: 3/21/09

SONYA L. SWEAT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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