0157079

P20436 RLB

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

96 MAR -5 PM 3:57

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 9969 PG 504

Name and Address of New Owner:
Bradley M. Bolton and Teresa J. Bennett
2821 Hillside Drive
Nashville, Tennessee 37212

Send Tax Bills To:
SunTrust Bank, Nashville, N.A.
P.O. Box 305110
Nashville, Tennessee 37230-5110

Street Address of Subject Property:
2821 Hillside Drive
Nashville, Tennessee 37212

Map-Parcel No:
Map 104-10
Parcel 219

523.60

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOSEPH F. ROSENBERG, AN UNMARRIED PERSON,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BRADLEY M. BOLTON AND TERESA J. BENNETT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 23 of Block "7" on the Map of Fairfax Subdivision, of record in Book 547, pages 137 & 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Joseph F. Rosenberg and wife, Betty Jean Rosenberg by deed from Edward S. Pride and wife, Jean O. Pride, of record in Book 4739, page 491, Register's Office for Davidson County, Tennessee. The said Joseph F. Rosenberg and Betty Jean Rosenberg having since divorced with Betty Jean Rosenberg (aka Betty Jean McCarty Rosenberg) having Quitclaimed her interest to Joseph F. Rosenberg by Quitclaim deed of record in Book 7434, page 481, said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. 1996 Metropolitan Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 547, pages 137 & 138, Register's Office for Davidson County, Tennessee.

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 and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the 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 1st day of March, 1996.

Joseph F. Rosenberg

Joseph F. Rosenberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 1996, before me personally appeared Joseph F. Rosenberg, an unmarried person, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

David B. Herbert

Notary Public

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires May 24, 1997
STATE OF TENNESSEE

My Commission Expires:_____

BOOK 9969 PG 506

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $138,000.00.

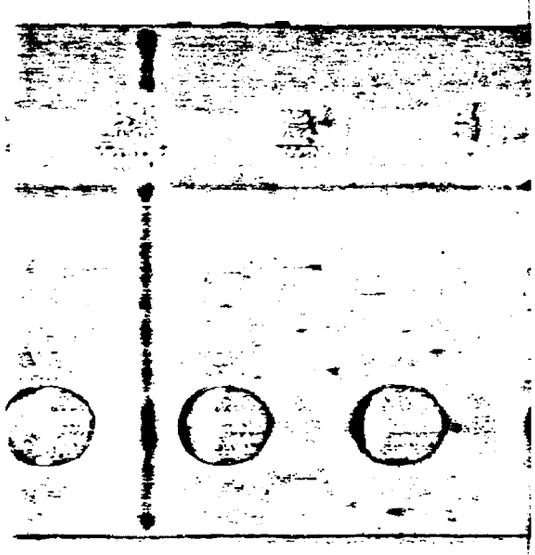
Bradley A Baker
Affiant

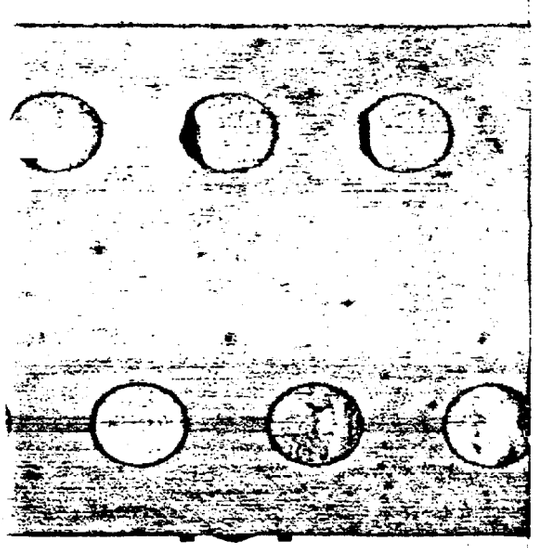
Subscribed and sworn to before me, this the 1st day of March, 1996.

NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9969 PG 507

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	138000.00
CON TX	510.60
PRFEE	1.00
WDEED	12.00
TOTAL	523.60
CHECK	523.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5131

0157079
IDENTIF. # REFERENCE

96 MAR -5 PM 3:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1013247