Box 58-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 2000

Dana B. Smith
Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 24, 2001
(AFFIX SEAL)

DANA B. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200003060022009 Page: 1 OF 2
REC'D FOR REC 03/06/2000 1:03:04PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $980.50

THIS INSTRUMENT WAS PREPARED BY

COMBOS & ASSOCIATES, P.C., 315 Deaderick Street, Ste. 1430, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juanita Andre' Rouse (NAME)	New Owner (NAME)	MAP 092-15-O
113 23rd Avenue, N. (ADDRESS)	(NAME) (ADDRESS)	PARCEL 144.00
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Terry F. Stutts and wife, Judith B. Stutts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juanita Andre' Rouse, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 part of Lot No. 13 in the Subdivision of a part of the Elliston property, a plan of said subdivision not of record, the original plan of said property being of record in Book 21, page 141, Register's Office for said County.

Said part of Lot No. 13 is described as follows: Beginning on the westerly margin of 23rd Avenue North 65 feet southerly from the southerly margin of Elliston Place; thence with the westerly margin of 23rd Avenue North, southerly 46 feet, more or less, to the Whitland Realty Company's northeast corner; thence with said Company's northerly line westerly 100 feet to the line between Lots Nos. 13 and 14 in said unregistered plan; thence with said line northerly 46 feet; thence easterly 100 feet to the beginning.

Being the same property conveyed to Terry F. Stutts and wife, Judith B. Stutts by deed from Alden H. Smith, Arthur D. Reed and Joe Thompson, Jr., of record in Book 4874, page 964, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Taxes for the year 2000, which have been prorated and assumed by Grantee; the original plan of record in Book 21, page 141, said Register's Office; any and all other restrictions or easements running with the land.

unimproved ( )
This is improved (X) property, known as 113 23rd Avenue, N., Nashville, TN 37203
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hand s this 1st day of March 2000

Terry F. Stutts

Judith B. Stutts

Judith B. Stutts

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 Terry F. Stutts and wife, Judith B. Stutts

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 20 00

Commission expires ~~My Commission Expires NOV. 24, 2001~~

Dana B. Smith
Notary Public

DANA B. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public