PREPARED BY:
BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113

Instr:200009010086764 Page: 1 OF 2
REC'D FOR REC 09/01/2000 10:53:25AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $395.90

WARRANTY DEED

THIS INDENTURE is made and entered into this **25th** day of **August, 2000** between **RONALD J. PARSONS and KIM PARSONS, husband and wife** , GRANTOR, and **MICHAEL ROSINBUM, an unmarried man** , GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 747 on the Plan of Cloverhill Subdivision, Section IX, of record in Plat Book 233, page 44, Register's Office for Davidson County, Tennessee.

SAID Lot No. 747 fronts 70.0 feet on the northerly margin of Twin Lawn Drive and runs back between lines measuring 217.3 feet on the westerly line and 197.0 feet on the easterly line to a dead line in the rear measuring 85.0 feet thereon.

BEING the same property conveyed to Ronald J. Parsons, by deed from Peggy J. Lawson, of record in Book 9785, page 429, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO the taxes for the year 2000, which have been prorated and assumed by the Grantee (s); all matters on the Plan, of record in Plat Book 2331, page 44; Restrictive Covenants of record in Book 2145, page 262, and in Book 2401, page 227, Register's Office, Davidson County, Tennessee.

Kim Parsons, spouse of Ronald J. Parsons, joins in conveyance, conveying all interests, marital or otherwise, that she may have in aforementioned referenced property, now or hereafter.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Ronald J. Parsons
RONALD J. PARSONS
Signature of Seller

Kim Parsons
KIM PARSONS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **RONALD J. PARSONS and KIM PARSONS, husband and wife** , the within named bargainors, 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, at office, this **25th** day of **August, 2000.**

Notary Public

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

My Commission Expires: 9/28/02

Name and Address of Property Owner:

MICHAEL ROSINBUM
2922 TWIN LAWN DRIVE
NASHVILLE, TN 37214

Property Address:

2922 TWIN LAWN DRIVE
NASHVILLE, TN 37214

Person Responsible for Taxes:

Same

Parcel #: 96-14, 76

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$107,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **August, 2000.**

Notary Public

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/28/02

RETURN TO:

BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113