File Box 9B
First Title & Escrow Co., Inc.
#17798

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39804**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/19/01 10:36 2pgs
Fees:11.00 Taxes:1174.75

20010419-0038807

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 317,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **17TH DAY OF APRIL, 2001.**

Notary Public

MY COMMISSION EXPIRES:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
DENNIS G. HALL and wife,	**AMSOUTH MORTGAGE CO.,INC.**	**143-6-A-54**
RITA M. HALL	**15 South 20th Street**	**9D-78179**
608 Valley Trace Court	**Birmingham, Alabama 35233**	
Nashville, Tennessee 37221		

FOR AND IN 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, HOWARD H. ROSENBLUM and wife, CATHY A. ROSENBLUM**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENNIS G. HALL AND WIFE, RITA M. HALL**

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 Lot No. 20 on the plan of Harpeth Trace Estates, Phase Two, of record in Book 5200, pages 556, 557 and 558, Register's Office for said County.

SAID Lot No. 20 fronts 49.02 feet on the easterly margin of Valley Trace Court and extends back 151.66 feet on the northerly line and 118.00 feet on the southerly line to a dead line in the rear, measuring 123.63 feet thereon.

BEING the same property conveyed to Howard H. Rosenblum and wife, Cathy A. Rosenblum by deed from John R. Beesley, III and wife, Kathryn S. Beesley, of record in Book 7275, page 514, Register's Office for Davidson county, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5120, page 208, corrected in Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, as amended in Book 5380, page 357 and made applicable in Book 6094, page 718; Charter of record in Book 5120, page 199, amended in Book 6556, page 694, said Register's Office, and to the matters set forth in the above referenced plan of record.

Unimproved ( )
This is improved (X) property, known as **608 Valley Trace Court, Nashville, Tennessee 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 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 HANDS THIS 17th DAY OF APRIL, 2001.

HOWARD H. ROSENBLUM

CATHY A. ROSENBLUM

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 HOWARD H. ROSENBLUM and wife, CATHY A. ROSENBLUM, the 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 and official seal at Nashville, Tennessee, this the 17th day of April, 2001.

NOTARY PUBLIC

My Commission Expires:

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
NOV 28, 2003