27A
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Davidson County DEEDWARR
Recvd: 06/04/01 08:34 2pgs
Fees:11.00 Taxes:310.80
20010604-0057417

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39855**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 84,000.00.**

Christina M. Malone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **30th DAY OF MAY, 2001.**

Notary Public

MY COMMISSION EXPIRES: 3-27-04

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 #
CHRISTINA M. MALONE **311 Tamworth Drive** **Nashville, Tennessee 37214**	New Owner	**95-8-64** **3DZ 12655**

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, CHRISTOPHER A. RUST and wife, KRISTINA D. RUST**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTINA M. MALONE ,UNMARRIED**

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:

Being Lot No. 155 on the Plan of Eva-Mor heights, Section Two, as of record in Plat Book 1835, Page 30, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher A. Rust and wife, Kristina D. Rust by deed from Pamela G. Salas and Max O. Patton, III, of record in Book 9868, Page 606, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 1876, page 544, Register's Office for said County.

Unimproved ( )

This is improved (X) property, known as **311 Tamworth Drive, Nashville, Tennessee 37214**

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 22nd DAY OF MAY, 2001.

Christopher A. Rust
CHRISTOPHER A. RUST

Kristina D. Rust
KRISTINA D. RUST

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 CHRISTOPHER A. RUST and wife, KRISTINA D. RUST, 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 30TH day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE