Davidson County DEEDWARR
Recvd: 06/19/01 14:14 2pgs
Fees:11.00 Taxes:410.94
20010619-0064990

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,065.00.

Cindy A. Ronveaux
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of June, 2001.

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 10-18-04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Cindy A. Ronveaux and Brendan C. Donelson
528 Skyview Drive
Nashville, TN 37206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 083-110-046.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gerald E. Noffsinger and wife, Helen J. Noffsinger** hereinafter referred to as Grantors, hereby transfers and conveys to **Cindy A. Ronveaux, an unmarried woman, and Brendan C. Donelson, a married man,** hereinafter referred to as 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 78, on the Map of Rolling Acres, Section One, of record in Plat Book 1130, page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 65 feet on the westerly side of Skyview Drive and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Gerald E. Noffsinger and wife, Helen J. Noffsinger by Warranty Deed from Janene Noffsinger Davis and Gerald E. Noffsinger of record in Book 8813, page 920, Register's Office for Davidson County, Tennessee.

6/14/01

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1130, page 34, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 528 Skyview Drive, Nashville, TN 37206.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 15th day of June, 2001.

Gerald E. Noffsinger

Gerald E. Noffsinger

Helen J. Noffsinger

Helen J. Noffsinger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald E. Noffsinger and wife, Helen J. Noffsinger, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2001.

JOHN M. WELCH, JR.
NOTARY PUBLIC
AT LARGE
WILLIAMSON COUNTY, TENNESSEE

Notary Public

My Commission Expires 10-18-04

03354-ST