WARRANTY DEED

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

Carolyn Nichols Soyars
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF ~~OCTOBER~~ November 2001.

Richard Hedgepath
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03-29-03

THIS INSTRUMENT PREPARED BY:	Richard Hedgepath, Jr., Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Toni J. Rothfuss	Union Planters Bank	Map 91-16 Parcel 217.00
4306 Nevada Ave.	PO Box 1718	
Nashville, TN 37209	Memphis TN 38101-1718	

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, I, **Carolyn Nichols Soyars, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Toni J. Rothfuss,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being Lot 207 of Block 9, Charlotte Park Co's. First Addition, a plan of which is recorded in Book 57, page 103, of the Register's Office for Davidson County, Tennessee.

Said Lot Fronts 50 feet on the north side of Nevada Avenue, formerly Third Avenue, and extends back northerly between lines, 180 feet to an alley, 20 feet wide.

Being the same property conveyed to Jesse L. Soyars by deed from Calvin Combs and wife, Willie Mai Combs, of record in Book 882, page 99, Register's Office for Davidson County, Tennessee. Subsequently, Jesse L. Soyars having died testate in 1940 and Jesse L. Soyars having devised said property to Ruby Mai Soyars in Will of Record in Will Book 56, page 350, County Court Clerks Office for Davidson County, Tennessee. The said Ruby Mai Soyars having died testate June 10, 2001 and devised said property to Jesse Leland Soyars, Jr., by Will of record in Instrument No. 1970/361636, Probate Court Clerk's Office for Davidson County, Tennessee. The said Jesse Leland Soyars, Jr., having died testate July 22, 2001 and devised said property to Carolyn Nichols Soyars by Will of record in Instrument No. 2119/390232, Probate Court Clerk's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This is improved property known as: **4306 Nevada Ave., Nashville, TN 37209.**

Davidson County DEEDWARR
Recvd: 12/10/01 16:49 2pgs
Fees:13.00 Taxes:495.80
20011210-0135989

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 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 hands this 1st day of November 2001.

Carolyn Nichols Soyars

Carolyn Nichols Soyars – Grantor

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 Carolyn Nichols Soyars, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of November 2001.

Belinda A. Collins

NOTARY PUBLIC

My commission expires: My Commission Expires JULY 30, 2005

