WARRANTY DEED

All-Star [illegible]
[illegible] Donelson Pike
Nashville, TN [illegible]
[illegible]83-5883 Fax [illegible]

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3/13/02

Notary Public

MY COMMISSION EXPIRES: 5/20/02 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Feinstien	SAME	119-14-011.00
(NAME)	(NAME)	
2907 Simmons Ave.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/18/02 14:29 2pgs
Fees:13.00 Taxes:369.63

20020318-0033585

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, WE, **Dana Roberts Ruseswald unmarried,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Feinstien,** _____, **and, Beverly Furman,** _____, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2907 Simmons Ave., Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/my hands this 3/13/02.

Dana Roberts Ruseswald

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Dana Roberts Ruseswald and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 3/13/02.

Commission expires: 5/20/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

EXHIBIT A

Being Lot No. 3 of Block "H" on the Plan of Woodbine Courts, Section 2, not of record, and described according to a survey made by Blanchard & Parrish Engineers, as follows:
Beginning on the westerly margin of Simmons Avenue at the corner of Lots Nos 2and 3; thence with the line between said two lots, westwardly 150 feet to the easterly line of the Tanksley Subdivision; thence with said line, northwardly 105.5 feet to the southerly margin of Collier Avenue; thence with said Avenue, eastwardly 101.1 feet to the beginning of a curve; thence around said curve, southeastwardly 77.4 feet to the westerly margin of Simmons Avenue; thence with said Avenue, southwardly 56.6 feet to the beginning.

Being the same property conveyed to Dana Roberts Ruesewald unmarried by Deed from J.D. Rader and wife, Gladys E. Rader dated 10/13/97, recorded 10/15/97 in Book 10646, page 686, Register's Office for Davidson County, Tennessee.