Davidson County DEEDWARR
Recvd: 12/17/02 10:07 2pgs
Fees:13.00 Taxes:924.63

20021217-0155158

WARRANTY DEED

B-MM-02-1225

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF December, 2002.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Anthony Rolle	Principal Residential Mortgage (NAME)	
1225 Wexford Downs Lane (ADDRESS)	711 High Street (ADDRESS)	172-14-A-76
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Des Moines, IA 50392-0740 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we HERBERT L. DOVE, JR. AND DEBORAH L. DOVE,HUSBAND AND WIFE,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto R. ANTHONY ROLLE, hereinafter called the Grantees, their heirs and assigns, that 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. 23 on the Plan of Section Two, Wexford Downs of record in Book 9700, Pages 593 and 594, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Herbert L. Dove, Jr., and wife, Deborah L. Dove by deed filed of record in Instrument Number 20011130-0131550 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Book 10292, page 51 and Book 10792, page 822, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1225 Wexford Downs Lane, Nashville, Tennessee 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 my/our hand(s) this 6th day of December, 2002.

Herbert L. Dove, Jr.

Deborah L. Dove

STATE OF Tennessee

COUNTY OF Davidson

I, DEENA L. O'BRIEN, a Notary Public of the County and State first above written, do hereby certify that Herbert L. Dove, Jr. and Deborah L. Dove,husband and wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th day of December, 2002.

Deena L. O'Brien
Notary Public

My Commission Expires:

(SEAL)





RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903