Davidson County DEEDWARR
Recvd: 03/11/03 13:35 2pgs
Fees:13.00 Taxes:998.63

20030311-0032170

# WARRANTY DEED

G-AMV-03-0314

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Edythe M. Townsend
Affiant

Subscribed and sworn to before me, this 5th DAY OF March, 2003.

Shauna Daniels
Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEP. 25, 2004

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

**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 |
|---|---|---|
| Edythe Townsend | The C.I.T. Group/Consumer | |
| 314 Scott Avenue (ADDRESS) | (NAME) 545 Marriott Drive, Ste. 800 (ADDRESS) | 83-2-322 |
| Nashville, Tennessee 37206 (CITY) (STATE) (ZIP) | Nashville, TN 37214 (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 RUTH ABERNATHY AND ULUS KING, BOTH UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EDYTHE TOWNSEND, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of lot No. 11, on the Original Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Scott Avenue at the southwest corner of the property conveyed to Charles R. Land by deed from Ruth Moore Lott, of record in Book 1756, Page 491, said Register's Office; thence with the southerly line of said Land's property eastwardly 200 feet; thence south 1 deg. 30' W. 120 feet; thence westwardly 200 feet to the easterly margin of Scott Avenue; thence with the same northwardly 115 feet to the beginning.

Being the same property conveyed to Ruth Abernathy, unmarried, and Ulus King, unmarried, from Scott E. Rudolph and Cherie Rudolph by Deed dated July 1, 2002 and filed for record on July 18, 2002 in Instrument Number 20020718-0086794, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Scott E. Rudolph and Cherie Rudolph by Quitclaim Deed dated January 27, 1998 and filed for record on January 30, 1998 in Book 10776, Page 58, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Sewer Easement of record in Book 1942, Page 321, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Ulus King by Ruth Abernathy by authority of Power of Attorney recorded simultaneously with this instrument in Instrument No. 20030311-0032169

unimproved ( )
This is improved (X) property, known as 314 Scott Avenue, Nashville, Tennessee 37206
(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 5th day of March, 2003.

Ruth Abernathy

Ulus King by Ruth Abernathy, ATTY-IN-FACT

STATE OF Tennessee

COUNTY OF Davidson

I, Shauna Daniels, a Notary Public of the County and State first above written, do hereby certify that Ruth Abernathy personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of March, 2003.

Notary Public

My Commission Expires: My Commission Expires SEP. 25, 2004

(SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

State of TN
County of Davidson

On this 5th day of March, 2003, before me, the undersigned Notary Public in and for said County and State , personally appeared Ruth Abernathy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing Power of Attorney for the purposes herein set forth. Further the execution was authorized by and the free act and deed of Ulus King as his attorney-in-fact

Witness my hand and official seal of office at Nashville, Tennessee this 5th day of March, 2003.

Notary Public

My Commission Expires:
My Commission Expires SEP. 25, 2004

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.