PREPARED BY (AND RETURN TO):

BOX 15

**WILKINS & IVEY**
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:( ST ) Title No: 44347
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/04/03 16:06 2pgs
Fees:13.00 Taxes:832.50
20030404-0045141

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Edward D. Raetzloff<br>Shan Raetzloff<br>1912 Linden Ave.<br>Nashville, TN 37212 | Columbia National Mortgage Inc.<br>7142 Columbia Gateway Drive<br>Columbia, MD 21046 |

**TAX MAP-PARCEL NUMBERS:** 104-16-134

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$225,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jay C. Cloud and spouse, Katharine R. Cloud**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward D. Raetzloff and spouse, Shan Raetzloff** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 79 on the plan of Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, Page 117, Register's Office for said County.

Said part of Lot No. 79 fronts 50 feet on the northerly margin of Linden Avenue and extends back between parallel lines 175 feet to a dead line.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 332 Page 117, said Register's Office; An easement for overhand encroachment of record in Book 5659, Page 595, said Register's Office.

**This is improved property, known as: 1912 Linden Avenue, Nashville, Tennessee 37212**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 31st day of March, 2003.

Jay C. Cloud

Katharine R. Cloud

**State of** TENNESSEE

**County of** DAVIDSON

On this 31st day of March, 2003 , before me the undersigned authority, personally appeared Jay C. Cloud and Katharine R. Cloud , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

Notary

**State of** TENNESSEE

**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Sworn and subscribed before me this the 31st day of March, 2003

My Commission Expires: 4/1/03

Notary Public