Davidson County DEEDWARR
Recvd: 05/23/03 15:22 2pgs
Fees:13.00 Taxes:323.75
20030523-0070905

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41939**

WARRANTY DEED

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$87,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 13th **DAY OF MAY, 2003.**

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
LOUIS S. RUDOLPH et ux **1301 Ordway Place** **Nashville, TN 37206**	ABN Amro Mortgage Group P.O. Box 5064 Troy, MI 48084	**83-9-21** **23W 8170**

FOR AND IN 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, JAMES C. OLIVER, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOUIS S. RUDOLPH and wife, MARY ANNE RUDOLPH**

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:

Being Lot No. 31 in F. O. Beazley's Subdivision of Block "C" in the Douglas Place – East Nashville, a plan of which is of record in Plan Book 2, Page 66, Chancery Court at Nashville, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James C. Oliver, unmarried by Warranty Deed from Henry Nathaniel Oaks, Jr. and Carroll Oakes, dated July 6, 1994, of record in Book 9434, Page 145, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **1301 Ordway Place, Nashville, Tennessee 37206**

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 HAND THIS 13 DAY OF MAY, 2003.

James C Oliver

JAMES C. OLIVER

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 JAMES C. OLIVER, Unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence)and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13TH day of May, 2003.

NOTARY PUBLIC

My Commission Expires: _____

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006