03

Realty Title 48-A

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|---|---|
| Davidson County DEEDWARR<br>Recvd: 06/17/03 08:40 2pgs<br>Fees:13.00 Taxes:869.50<br>20030617-0082914 | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $235,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 11th day of June, 2003.<br><br>Notary Public<br><br>My commission expires: 3/14/05<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Sheila J. McNeeley** | National Bank Of Commerce | **132-09-102.00** |
| **911 Cadillac Avenue** | 115 29th Avenue South | |
| **Nashville, TN 37204** | Nashville, TN 37212 | |

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 ACKNOWLEDGE, WE,

**Billy J. Rosson and wife, Tammy Rosson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sheila J. McNeeley

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:

**Land in Davidson County, Tennessee being the northwesterly part of Lot 25 on the plan of Oakhill Subdivision No. 1 of record in Plat Book 547, Page 49, Register's Office for Davidson County, Tennessee described as follows:**

**Beginning at a point at the common corner of Lot Nos. 25, 26, 39 & 40 in said subdivision, being in the south margin of Cadillac Avenue as shown on the Plan of record in Book 547, Page 49 (or 52), said Register's Office, thence easterly along the line between Lot Nos. 25 and 40, being the south margin of Cadillac Avenue, 160 feet to a point; thence southerly parallel to and 40 feet west of the line between Lot Nos. 24 & 25, 304.7 feet; thence westerly 160 feet to the line between Lot Nos. 25 & 26; thence with said line, northerly 309.3 feet to the point of beginning.**

**Being the same property conveyed to Billy J. Rosson and wife, Tammy Rosson by deed dated April 30, 1999 from Robert W. Maddox and Mary R. Maddox of record in Book 11462, Page 761, Register's Office for Davidson County, Tennessee.**

This is improved (__X__) Unimproved (____) property, known as **911 Cadillac Avenue, Nashville, TN 37204**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 11th day of June, 2003.

Billy J. Rosson

**Billy J. Rosson**

Tammy Rosson by Billy J. Rosson attorney

**Tammy Rosson by Billy J. Rosson, her attorney in fact**

**OWER OF ATTORNEY**
**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Billy J. Rosson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Attorney-in-fact for **Tammy Rosson,** the within bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **TammyRosson**, the within named bargainor(s) by the said as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **11th** day of **June, 2003.**

E. Mannix
**Notary Public**

**My Commission Expires:** 11-25-06

E. MANNIX
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

**STATE OF Tennessee**
**COUNTY OF Williamson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Billy J. Rosson,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **11th** day of **June, 2003.**

E. Mannix
**Notary Public**

My Commission expires 11-25-06

E. MANNIX
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006