Box 48A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,732.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/07/03 16:02 2pgs
Fees:13.00 Taxes:472.61
20030707-0093215

THE STATE OF TENNESSEE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY My Commission Expires 9/17/2006

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, [illegible] Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Y. Rose	American First Mortgage Co.	150-1-112
(NAME)	(NAME)	
520 Rural Hill Road	2201 Murfreesboro Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, Tennessee 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Jason N. Zoller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa Y. Rose,_____ 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 Lot No. 28 on the Plan of Edge-O-Lake Estates, Section 4 of record in Plat Book 3600, Pages 87 &88, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jason N. Zoller, by deed of record in Book 11728, Page 677, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Jason N. Zoller by Carolyn Adcock as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 520 Rural Hill Road, Nashville, TN 37217
(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 1st day of July, 2003.

Jason N. Zoller by Carolyn Adcock Atty in fact

Jason N. Zoller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

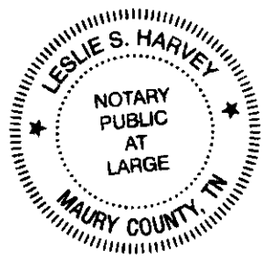
On this the 1st day of July, 2003, before me personally appeared Carolyn Adcock the person who executed the foregoing instrument on behalf of Jason N. Zoller and who acknowledged that Carolyn Adcock executed the same as the free act and deed of the said Jason N. Zoller, through Power of Attorney granted her by the said Jason N. Zoller

Witness my hand and official seal at Nashville, Tennessee this 1st day of July, 2003.

Commission expires: May 28, 2006

Leslie D. Harvey

Notary Public



My Commission Expires
November 21, 2006