03TN03034

WARRANTY DEED

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. ... Expires JULY 30, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,900.00

Mieke A. Nee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 2003

Dolly T Peay
Notary Public

MY COMMISSION EXPIRES: 7-30-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mieke A. Nee (NAME)	First Horizon Home Loan Corp. (NAME)	MAP 083-14-0
1614 Boscobel Street (ADDRESS)	P. O. Box 7481 (ADDRESS)	PARCEL 291
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Springfield, OH 45501-7481 (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, Denny W. Rudolph and wife, Gina G. Rudolph

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mieke A. Nee and Ross A. Loblein, both unmarried, *as joint tenants with right of survivorship*

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. 344 on the Plan of Edgefield Land Co's Second Subdivision, of record in Book 57, Page 152, Register's Office for Davidson County, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Denny W. Rudolph and wife, Gina G. Rudolph, by Deed from Casey M. Cook, unmarried, of record in Book 9744, Page 638, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 07/08/03 13:48 2pgs
Fees:13.00 Taxes:636.03
20030708-0093704

unimproved ( )
This is improved (X) property, known as 1614 Boscobel Street, Nashville, TN 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 our hand/s this 3rd day of July, 2003

Denny W. Rudolph

Gina G. Rudolph

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 Denny W. Rudolph and wife, Gina G. Rudolph

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 NASHVILLE this 3rd day of July, 2003.

KATHY HALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF

Comm. Expires 12/12/04

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____ _____ Notary Public

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
03TN03036