PICK-UP

Davidson County DEEDWARR
Recvd: 08/04/03 10:18 2pgs
Fees:13.00 Taxes:259.00

20030804-0109938

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or value, whichever is greater, for this transfer is $ 70,000.00

Sharon Rutledge
Affiant

Sworn to and subscribed before me this the 1st day of Aug., 2003

Notary Public

My Commission Expires: 5-28-06
(Affix Seal)

THIS INSTRUMENT PREPARED BY:

Sharon Rutledge, 1678 Sunset Rd., Brentwood, TN.37027

Address New Owner(s) as Follows	Mortgage: and Send Tax Bill To:	Map-Parcel Numbers
Timothy A. James, et ux	Same	118-4-61
Name	Name	
424 Rosedale Ave.		
(Street Address or Route Numbers)	(Street Address)	
Nashville, TN. 37211		
(City) (State) (P. O. Zip)	(City) (State) (Zip)	

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, we (I)

MIKE RUTLEDGE AND WIFE, SHARON RUTLEDGE

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

TIMOTHY A JAMES and wife, ALICE D. JAMES

hereinafter called the grantee, his 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 17 on the Map of John H. Canaday's Subdivision of West Lawn of record in Book 332, Page 90, Register's Office for said County.*

***SAID** Lot No 17 fronts 60 feet on the northerly side of Rosedale Avenue and extends back between parallel lines 200 feet to an alley.*

***BEING** the same property conveyed to Mike Rutledge and wife, Sharon Rutledge by Deed from Geraldine Nash Worley, of record in instrument Number 20030603-0075126, Register's Office for Davidson County, Tennessee.*

***THIS** conveyance is subject to any and all existing easements and restrictions as shown of record.*

unimproved ( )
This is improved (x) property, known as 424 Rosedale Ave, Nashville, TN. 37211
(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. Whereever 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 1st day of August, 2003.

Mike Rutledge
Sharon Rutledge

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 **Mike Rutledge and wife Sharon Rutledge**, 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 _____, Tennessee, this 1st day of August, 2003.

Peggy M. Barnett
Notary Public

My Commission Expires: 5-28-06

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

_____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and official seal at _____, _____, this the _____ day of _____, 19_____.

_____
Notary Public

My Commission Expires: _____