RACHEL WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

WARRANTY DEED

G-CBB-03-2409

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kandies L. Rust	First State Bank	
2409 Pennington Bend Road (ADDRESS)	300 N. Creek Boulevard (ADDRESS)	62-05-40.00 & 41.00
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVIS FAMILY LIVING TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KANDIES L. RUST AND CATHERINE A. RUST, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot Nos. 1 and 2 on the Davis Property, Resubdivision of Tracts One and Two of the Riverview Subdivision, as shown of record in Instrument No. 200204030040549 and Instrument No. 200204120045705, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Charles Roy Davis and Emily Sue Davis, Trustees of the Davis Family Living Trust dated May 20, 1994, or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, by Quitclaim Deed from Charles R. Davis and wife, Emily S. Davis as of record in Book 9354, Page 667, 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 2409 Pennington Bend Road, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of September, 2003.

Davis Family Living Trust

Charles Roy Davis, Trustee

Emily Sue Davis, Trustee

Davidson County DEEDWARR
Recvd: 10/02/03 12:45 2pgs
Fees:13.00 Taxes:906.50

20031002-0145681

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Laura Mitchell, a Notary Public within and for said County and State aforesaid, personally appeared Charles Roy Davis & Emily Sue Davis, with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Trustees of the Davis Family Living Trust, the within named bargainor, and Trust and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Trustees.

Witness my hand and official seal at Davidson County, TN on this the 29th day of September, 2003.

Laura Mitchell
NOTARY PUBLIC

My Commission Expires: 5/28/06

LAURA MITCHELL NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903