FILE BOX 45

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Patricia C. Reilly
Affiant

Subscribed and sworn to before me, this 15th DAY OF December, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

G-ER-03-3344

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
James E. Mayer	New owner (NAME)	
334 Lynn Drive		147-01-89
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (STATE) (ZIP)	(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 FLOYD SOMMERS AND WIFE, DIANE SOMMERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES E. MAYER, 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:

LAND in Davidson County, Tennessee, being Lot No. 341 on the Plan of Section III, Caldwell Hall, as of record in Book 2900, page 131, Register's Office for said County.

Being the same property conveyed to Floyd Sommers and wife, Diane Sommers by Warranty Deed from John M. Hahn and wife, Martha Ann Hahn dated March 26, 1985 and filed for record on March 27, 1985 in Book 6519, page 709, 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 334 Lynn Drive, Nashville, Tennessee 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 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 15th day of December, 2003.

Floyd Sommers

Diane Sommers

Davidson County DEEDWARR
Recvd: 12/17/03 16:09 2pgs
Fees:13.00 Taxes:610.13

20031217-0180223

STATE OF Tennessee
COUNTY OF Davidson

I, ZANA C. PETTY, a Notary Public of the County and State first above written, do hereby certify that Floyd Sommers and wife, Diane Sommers personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of December, 2003.

Notary Public

My Commission Expires: 1/27/07

(SEAL)

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903