WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/03 08:21 1pgs
Fees:13.00 Taxes:616.05

20031230-0183454

2003-1189

LYNDA L. KING
Notary Public At Large
Commission Expires 05-21-2007

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: February 28, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
P. O. Box 1826, Hendersonville, TN 37077-1826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARTHUR H VINETT	Same	073-01-026.00
(NAME)	(NAME)	
2015 OLGA Avenue		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(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, ***JOHN C ROOF and wife, LOIS M ROOF***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ***ARTHUR H VINETT and wife, KIM M VINETT***, 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 the northerly one-half of Lot No. 28 and the southerly one-half of Lot 29, Block "C" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate description.

Being the same property conveyed to John C. Roof and wife, Lois M. Roof by deed dated December 15th 1994 and record in book 9551 at page 651, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and thereafter and easements and restrictions of record.

This is improved ☐ property, known as 2015 OLGA AVENUE, NASHVILLE, TN 37216
(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 hands this 17th day of December, 2003.

JOHN C ROOF

LOIS M ROOF

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, JOHN C. ROOF and LOIS M. ROOF, the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 17th day of December, 2003.

Notary Public

DORIS M. FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

seal

My Commission Expires:

2-28-05