# WARRANTY DEED

ET-03-4859

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF December, 2003.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 6-17-03

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Harriet Shaun Donavan, unmarried | OWNER | |
| (NAME) | (NAME) | |
| 832 Kent Road | | 096-13-0-101.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37214 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JASON RINGENBERG, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto HARRIET SHAUN DONAVAN, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 1 on the Plan of Twin Lawn, Section Two, as of record in Book 2854, Page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason Ringenberg, unmarried by deed from Charles S. Corazza, an unmarried person as of record in Instrucment Number 200007110068494, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Jason Ringenberg, married by quitclaim deed from Jason Ringenberg, unmarried, as of record in Instrument Number 20010524-0054392.

This conveyance is subject to any and all restrictions and easements of record if any.

Suzanne Christine Ringenberg, wife of the above named Jason Ringenberg joins in this conveyance for the purpose of releasing any and all right she may have in and to the avove described property, especially her marital rights.

unimproved ( )
This is improved ( X ) property, known as 832 Kent 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 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 my/our hand(s) this 19th day of December, 2003.

Jason Ringenberg

Suzanne Christine Ringenberg

Davidson County DEEDWARR
Recvd: 01/02/04 10:09 2pgs
Fees:13.00 Taxes:392.20

20040102-0000253

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Jason Ringenberg * and Suzanne Christine Ringenberg *, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 2003.

My Commission Expires: 6-17-07

Rita S. Mitchell
Notary Public

RITA S. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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, and corporation, 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 corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 19th day of December, 2003.

My Commission Expires _____

_____
Notary Public

**RETURN TO:**

**EXECUTIVE TITLE LLC**

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

**MARY FRANCES RUDY**

ATTORNEY - AT - LAW