Dav. Co. File Box 14-A
jtc file no. 16839-3

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/04 15:29 2pgs
Fees:13.00 Taxes:1073.00

20040202-0012671

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 290,000.00

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF January 2004

Notary Public

MY COMMISSION EXPIRES: January 26, 2008
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE LEE E. CRANFORD

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard B. Rudy (NAME)	Wells Fargo Home Mortgage (NAME)	171-4-0-B/16.00CO
5629 Cloverland Park (ADDRESS)	P. O. Box 10304 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-0304 (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, Matthew B. Adams, married and wife, Christy Beth Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard B. Rudy and wife, Harriet A. Rudy

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 Lot No. 16, Cloverland Park, a Planned Unit Development, of record in Instrument No. 20001013-0102079, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matthew B. Adams, married by Quitclaim Deed from Ira T. Adams, married of record in Instrument No. 20040202-0012670 Register's Office for Davidson County, Tennessee.
This conveyance is subject to all covenants, conditions and restrictions of record

Christi Beth Adams, wife of Matthew B. Adams, joins herein for the sole purpose of conveying all rights, title and interest in said property whether arising by virtue of marriage or otherwise.

This is unimproved ( ) improved (X) property, known as 5629 Cloverland Park, Brentwood, TN 37027
(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 hand this 30th day of January 2004

Matthew B. Adams

Christi Beth Adams

Christi Beth Adams

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 Matthew B. Adams, married, and wife, Christy Beth Adams

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, A.D., 2004.

Commission expires January 26, 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public