03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $86,500.00

Davidson County DEEDWARR
Recvd: 03/26/04 10:08 2pgs
Fees:13.00 Taxes:320.05
20040326-0034150

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2004.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Allen Rosso 304 Thuss Avenue Nashville TN 37211	Union Planters Bank, N.A. 2250 Murfreesboro Road Nashville, TN 37217	133-02-51

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gary Farris, Sole Devisee under The Last Will and Testament of Beatrice Farris, deceased, and Gary Farris, Executor of the Estate of Beatrice Farris, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Allen Rosso, hereinafter called the Grantees, their successors 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. 33 on the Map of W. G. Thuss' Subdivision of the Stump Property, of record in Book 547, Page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lee G. Farris and wife, Beatrice Farris by deed from T. L. Sanford and wife, Mildred Duncan Sanford of record in Book 2450, Page 37, Register's Office for Davidson County, Tennessee. Lee G. Farris having since died. Beatrice Farris subsequently died and by Last Will and Testament of Beatrice Farris of record as Order of Probate in Docket No. 04P-515, 7th Circuit Court for Davidson County, Tennessee, (Probate Devision) subject property was devised to Gary Farris, sole devisee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 304 Thuss Avenue, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of March, 2004.

Gary Farris, Devisee
Gary Farris, Devisee under the Last Will and Testament of Beatrice Farris, deceased

Gary Farris, Executor
Gary Farris, Executor of the Estate of Beatrice Farris, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary Farris, Devisee under the Last Will and Testament of Beatrice Farris, deceased, and Gary Farris, Executor of the Estate of Beatrice Farris, deceased, with whom I am personally acquainted, and who acknowledged he executed the within instrument in the capacity for the purposes therein contained

Witness my hand in Nashville, TN, this 22nd day of March, 2004.

Notary Public

My Commission expires 03/14/05