Return to:
All-Star Title Inc.
120 Donelson Pike Ste 201
Nashville TN 37214

GREGG W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2005

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$113,000.00**

Affiant

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

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Zachary Rudolph **Teresa Rudolph**	**Zachary Rudolph** **Teresa Rudolph**	**050-03-0-B-048.00 CO**
1202 Strawberry Cove	**1202 Strawberry Cove**	
Nashville TN 37207	**Nashville TN 37207**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Calvin L Graham Jr, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zachary Rudolph and wife, Teresa Rudolph

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. 48 on the Plan of Mulberry Downs, Phase 1, of record in Book 7900, Pages 84 thru 88, Register's Office for said County. Said Lot No. 48 fronts 39.69 feet on the Easterly margin of Strawberry cove and extends back 105.00 feet on the Northerly line and 104.66 feet on the Southerly line to a dead line in the rear measuring 41.38 feet thereon.

Being the same property conveyed to Calvin L Graham, Jr., unmarried, by Deed from Brandon Hamilton, a single man and David Hamilton, married, dated 10/22/2001, of record in Instrument No. 20011023-0115699, Register's Office for Davidson County, TN.

Restrictions, Easements, and all matters of record on subdivision plat recorded in Book 7900, pages 84 thru 88, and Restrictions and By-laws in Book 8053, page 316, and Charter in Book 8164, page 37, for said county.

Subject to Association Assessments to Mulberry Downs Home owner Association.

Quitclaim Deed from Phillips Builders, Inc., to Mulberry Downs Homeowners Association, as to Common Area of record in Book 8175, page 137.

The signature of David Hamilton is signed by his duly appointed attorney-in-fact Brandon Hamilton, pursuant to the Power of Attorney in Instrument No. 20011023-0115698.

This is improved known as **1202 Strawberry Cove, Nashville TN 37207**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 **22nd** day of **April, 2004.**

Calvin L Graham Jr

Davidson County DEEDWARR
Recvd: 04/29/04 14:36 2pgs
Fees:13.00 Taxes:418.10

20040429-0048822

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Calvin L Graham Jr, unmarried,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **22nd** day of **April, 2004.**

_____
Notary Public

My Commission Expires:_____

GREGG W. CLARKE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2006