Davidson County DEEDWARR
Recvd: 05/03/04 12:36 2pgs
Fees:13.00 Taxes:3145.00

20040503-0050041

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or ~~value~~, whichever is greater, for this transfer is **$850,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2004.

Notary Public

My commission expires:_____

(AFFIX SEAL)

FREDERICK MASON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Exp. Oct 17, 2004

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark Rosenthal **Carla Rosenthal**	US Bank N.A.	**Map 104-14-0-G, Parcel 014co**
14 Westlake Drive	P.O. Box 7298	
Nashville, TN 37205	Springfield, OH 45501	

FOR AND IN 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,

David L. Davis and Deirdre M. Davis, husband and wife

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

Mark Rosenthal and Carla Rosenthal, husband and wife

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. 60 on the Revised Final Plan of Whitworth, Phase 01, of record in Book 7900, Pages 140-144, and amended in Book 9016, Page 612, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to David L. Davis and wife, Deirdre M. Davis , by Deed from Third National Banlk in Nashville, of record in Book 8678, Page 538, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 8026, Page 305. and as amended in Book 8282, Page 45, Book 8830, Page 249, Book 9144, Page 153 and in Book 9778, Page 27, By-Laws of record in Book 8026, Page 335 and as amended as Instrument No. 20020812-0097386, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **14 Westlake Drive, Nashville, TN 37205**

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 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 **30th** day of **April, 2004.**

David L. Davis

Deirdre M. Davis

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 **David L. Davis and Deirdre M. Davis, husband and wife,** the bargainor, 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 and official seal at Nashville, Tennessee, this **30th** day of **April, 2004.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 4/16/05