WARRANTY DEED

G-SZ-04-0175

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/30/06
(AFFIX SEAL)

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard R. Ross	New Owner (NAME)	
175 Lelawood Circle		103-9-29
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATHERINE CLEARY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HOWARD R. ROSS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 21 on the Plan of Hillwood Park, as of record in Plat Book 3300, pages 27 and 28, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Katherine Cleary, unmarried, by deed from Joseph A. George and wife, Sheryl C. George dated April 30, 1999 and filed for record May 3, 1999 in Book 11458, page 922, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 3300, pages 27 and 28 and Book 4298, page 7821, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 175 Lelawood Circle, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Katherine Cleary
Katherine Cleary

Davidson County DEEDWARR
Recvd: 05/05/04 12:02 2pgs
Fees:13.00 Taxes:1350.50
20040505-0051323

STATE OF ~~Tennessee~~ Virginia
COUNTY OF ~~Davidson~~ York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Cleary, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the ~~30th day of April, 2004~~ 28 April 2004.

Notary Public

My Commission Expires: July 31, 2006

(SEAL)

CHARLES D. KIRKPATRICK NOTARY PUBLIC COMMISSION EXPIRES 7/31/06 COMMONWEALTH OF VIRGINIA

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903