Davidson County DEEDWARR
Recvd: 06/09/04 15:44 2pgs
Fees:13.00 Taxes:573.50

20040609-0068498

WARRANTY DEED

G-RB-04-4211

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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
Matthew Rollings	Regions Bank	
4211 Nevada Ave (ADDRESS)	P.O. Box 680 (NAME)	091-16-0 247.00
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Huntsville, AL 35804 (ADDRESS) (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 JOYCE DAVIS AND HUSBAND, JACK DAVIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW ROLLINGS AND CARRIE WOOLPERT, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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:

Being Lot Number 112 of Block 4 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said Lot 112 fronts 50 feet on the southerly side of Nevada Avenue, formerly Third Avenue, and runs back between parallel lines with the easterly margin of 43rd Avenue, North, formerly Second Street, 150 feet to an alley.

Being the same property conveyed to John Henry Haffner and wife, Louise Haffner by Warranty Deed from M.L. Keiffer and wife, Margaret E. Keiffer executed June 25, 1953 and filed for record June 29, 1953 in Book 2151, page 85, Register's Office for Davidson County, Tennessee. Said John Henry Haffner having predeceased Louise Haffner. Said Louise Haffner bequeathed said property to Joyce Davis by Last Will and Testament as shown of record in Docket No. 98P-829, Probate Court for Davidson County, Tennessee. Said Jack Davis joins in this instrument for the purpose of conveying any and all marital interests in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4211 Nevada Ave, 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 2nd day of June, 2004.

Joyce Davis

Jack Davis

STATE OF Tennessee
COUNTY OF Davidson

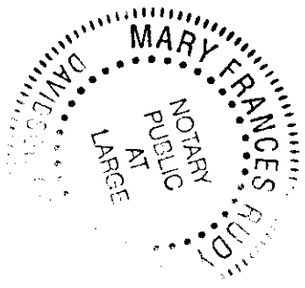
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce Davis and Jack Davis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 2nd day of June, 2004.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903